

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A regular meeting of the Council of the City of Vancouver was held on Tuesday, August 14, 1979, in the Council Chamber commencing at approximately 9:30 a.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Boyce, Ford, Gerard,
Kennedy, Little, Marzari, Puil
and Rankin

ABSENT: Alderman Harcourt

CLERK TO THE COUNCIL: R. Henry

PRAYER

The proceedings in the Council Chamber were opened with prayer, offered by the Civic Chaplain, The Reverend Harry Robinson of St. John's (Shaughnessy) Church, Vancouver.

CONDOLENCES

The Mayor referred to the recent passing of Mr. A. Webster Freeman of the City. He also advised of the fatal accident of Mr. and Mrs. J. Shakespeare. Mr. Shakespeare had served the City on a number of its committees.

MOVED by Ald. Little,
SECONDED by Ald. Kennedy,

THAT the City extend condolences to the families of Mr. A. Webster and Mr. and Mrs. J. Shakespeare on their recent passing.

- CARRIED UNANIMOUSLY

CONGRATULATIONS

The Mayor congratulated Alderman Marzari on the birth of a son.

'IN CAMERA' MEETING

The Council was advised there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Ford,
SECONDED by Ald. Kennedy,

THAT the Minutes of the Regular Council Meeting of July 24, 1979, (with the exception of the 'In Camera' portion) be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,
SECONDED by Ald. Kennedy,

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS1. Local Improvement - Lane South of
51st Avenue, Ontario to Quebec Streets

Council on May 29, 1979 heard representation from Mrs. A. Percy requesting that the local improvement to the lane south of 51st Avenue, Ontario to Quebec Streets, be proceeded with and deferred a decision pending a recanvass of the affected owners.

Before Council this day was a report of the City Manager dated July 18, 1979 in which the City Engineer reported on the results of the recanvass. In his report the City Engineer put forward the following alternatives for Council's consideration:

A. Take no action which would confirm the previous resolution that the project not proceed.

B. Now undertake.

Council noted a letter dated July 13, 1979 from Mr. Thomas S. Byrne opposing the proposed local improvement.

MOVED by Ald. Puil,

THAT Council take no action on the request of Mrs. Percy that the local improvement to the lane south of 51st Avenue, Ontario to Quebec Streets, be proceeded with and reaffirm its previous resolution of December 7, 1978 that this project not be proceeded with.

- CARRIED UNANIMOUSLY

2. Grant Appeal -
Downtown Eastside Women's Centre

Council on July 24, 1979 heard representations from the Downtown Eastside Women's Centre and a number of other people appealing the decision of Council to not approve a grant to the Centre for 1979. At that time Council deferred consideration of this grant appeal and requested the Director of Social Planning to report, after consultation with the Downtown Eastside Women's Centre, on the funding required to permit this centre to continue operation to the end of the year.

Before Council this day was a report of the City Manager, dated August 2, 1979, in which he submitted for consideration the report of the Director of Social Planning advising that the amount required by the Downtown Eastside Women's Centre to fund one salary from November 1, 1979 to March 31, 1980, after the termination of the Canada Works Project would be \$5,716. The Director of Social Planning recommended that Council approve a grant in this amount for the Centre.

MOVED by Ald. Ford,

THAT Council approve a grant to the Downtown Eastside Women's Centre in the amount of \$5,716 to fund one salary from November 1, 1979 to March 31, 1980; source of funds to be Contingency Reserve.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

cont'd....

UNFINISHED BUSINESS (Cont'd)3. Englesea Lodge -
2046 Beach Avenue

Council on July 24, 1979 heard representations on behalf of the Englesea Lodge Committee and deferred a Motion of Alderman Kennedy to the effect that eviction notices be withheld and plans for demolition of Englesea Lodge be halted until justification for the demolition has been received by Council pending a report on the viability of the concept presented to Council by the Englesea Lodge Committee.

At that meeting Council also noted a letter dated July 24, 1979 from the Park Board advising that the Board on July 23, 1979 resolved that Council and the Englesea Lodge tenants be notified that the Board is proceeding with development drawings required for the issuance of development and demolition permits.

Before Council for information was a City Manager's report dated August 8, 1979 in which the Director of Legal Services, the Director of Civic Buildings and the Supervisor of Properties reported on the concept presented to Council by the Englesea Lodge Committee, including estimated costs. In addition, the Director of Legal Services reported on the legal position of the City with respect to Englesea Lodge. The report also contained comments from the Superintendent of Parks and the Director of Planning.

MOVED by Ald. Kennedy,

THAT consideration of this matter be deferred for six weeks pending the formation of an Englesea Lodge Society with similar terms of reference to that of the Brock House Society.

- LOST

(Ald. Bellamy, Boyce, Gerard, Little, Marzari, Puil
and the Mayor opposed)

MOVED by Ald. Little,

THAT no action be taken on the Motion of Ald. Kennedy which was before Council on July 24, 1979.

FURTHER THAT Council reaffirm its present position with respect to Englesea Lodge, this position being:

- A. That as suites become vacant, they be locked and not re-rented.
- B. That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.
- C. That relocation assistance be provided to existing tenants as may be necessary.
- D. That demolition be approved only after plans have been submitted by the Parks Board indicating details of re-development of this site (in accordance with the provisions of the Zoning and Development By-law for demolition of residential rental accommodation).

- CARRIED

(Ald. Ford, Kennedy and Rankin opposed)

COMMUNICATIONS OR PETITIONS

1. Native Law Students Association:
General Assembly Conference -
Grant Request

In a letter dated July 9, 1979, the Native Law Student Association advised that its 8th annual assembly will be held this year at the Chateau Granville, Granville Street, Vancouver, on the 17th, 18th and 19th of August.

The Association was requesting a \$5,000 grant from Council towards the total expenses of \$25,612.06.

MOVED by Ald. Rankin,

THAT Council approve a grant of \$5,000 to the Native Law Student Association with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Boyce, Kennedy, Little, Puil
and the Mayor opposed.)

MOVED by Ald. Marzari,

THAT Council approve a grant of \$2,500 to the Native Law Student Association with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Kennedy, Little, Puil and the
Mayor opposed.)

2. Aid for Nicaraguans -
Grant Request

Council noted a request from Mr. Harvey MacKinnon of Medical Aid to Nicaragua, to address it later this day on the group's request for financial support.

MOVED by Ald. Rankin,

THAT the request from Medical Aid to Nicaragua Committee be approved and this communication be deferred to later this day.

- CARRIED

(Aldermen Bellamy, Gerard, Kennedy and Puil opposed.)

3. Appointments to Ministry of
Tourism

Mr. Alex Kirilows, President, Board of Directors, Southwestern British Columbia Tourist Association, in a letter dated July 13, 1979, forwarded a letter sent by the Association to the Premier of B.C. requesting that he appoint a full time minister to the portfolio of the tourism industry, as well as a deputy minister for this department.

The Association requested Council to forward a follow-up letter to the Premier supporting its request.

COMMUNICATIONS OR PETITIONS (Cont'd)

Appointments to Ministry of
Tourism (Cont'd)

MOVED by Ald. Puil,

THAT Council concur with the request of the Southwestern British Columbia Tourist Association and therefore write the Premier of B.C. supporting the Association's request for a full time tourism minister and appointment of a deputy minister for this department.

- CARRIED UNANIMOUSLY

4. Canadians for Democracy in Chile -
Grant Request

Council noted a letter dated August 1, 1979, from Canadians for Democracy in Chile advising that a special Chilean show is scheduled for Sunday, September 16, 1979, at the Queen Elizabeth Theatre.

The Association was requesting that the City approve a grant equivalent to the rental of the Theatre plus up to \$400 towards the cost of extra stage hands, etc.

MOVED by Ald. Rankin,

THAT Council approve a grant of up to \$1,000 towards the total cost of the use of the Queen Elizabeth Playhouse on Sunday, September 16, 1979, by the Canadians for Democracy in Chile, with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bellamy, Gerard, Kennedy, Little, Puil
and the Mayor opposed.)

MOVED by Ald. Little,

THAT Council approve a grant of \$600 towards the rental of the Queen Elizabeth Playhouse on Sunday, September 16, 1979 with funds to be taken from the 1979 Contingency Reserve.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Kennedy, Puil and the Mayor opposed.)

5. Energy Conservation -
Proposed Conference

The Chairman of the Special Committee on Energy Conservation, City of Toronto, in a letter dated July 31, 1979, advised that the City of Toronto will be holding an energy conference on January 31, and February 1, 1980. Alderman Gilbert invited the City of Vancouver to participate in this conference.

The Mayor advised that Alderman Harcourt had requested that this matter be deferred to the meeting of August 28, 1979, to provide him an opportunity of speaking to it.

MOVED by Ald. Marzari,

THAT consideration of the letter from Alderman Gilbert, City of Toronto, dated July 31, 1979, be deferred to the next meeting of Council.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (Cont'd)

6. Heritage Area Revitalization Program

Ms. N. Sterne, Heritage West, Vancouver, in a letter dated August 3, 1979, advised that the B.C. Heritage Trust is prepared to receive applications from municipal Councils outlining their proposals for area restoration. She requested the City to investigate any advantages that might be available to it from the Heritage Area Revitalization Program (H.A.R.P.) and that if funding or cost-sharing by the Trust proves to be a possibility for the City, the Planning Department and the Heritage Advisory Committee be requested to consider the most appropriate program.

MOVED by Ald. Puil,

THAT the letter from Heritage West, dated August 3, 1979, be received and this matter be referred to the Heritage Advisory Committee for consideration and report to Council.

- CARRIED UNANIMOUSLY

7. West End Policy Guidelines

In a letter dated August 2, 1979, Ms. Carole Walker requested an opportunity to address Council when the City Manager's Report on 1127 Barclay Street - DPA No. 84184 - W.E.D. and Section 3 (Height) of the West End Official Development Plan, was before it later this day.

A similar request was received from Mr. Joe Arnaud - a resident of Barclay Street.

MOVED by Ald. Little,

THAT the delegation request be approved for a future meeting of Council and the relevant report of the City Manager dated August 8, 1979, be deferred to that time, on the understanding that there be no delay in the issuance of the development permit for 1127 Barclay Street in view of its approval by the Development Permit Board.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil and the Mayor opposed.)

MOVED by Ald. Rankin,

THAT the delegation request be approved.

- LOST (tie vote)

(Aldermen Bellamy, Boyce, Gerard, Kennedy and Puil opposed.)

8. Cutting of Trees - Boundary Road

Council noted a request from Mrs. Doris Hartley, President, Killarney Champlain Citizens for Action Association and three other persons to address it later this day when the City Manager's Report on Design of Boundary Road was before it.

Cont'd . . .

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COMMUNICATIONS OR PETITIONS (Cont'd)

Cutting of Trees -
Boundary Road (Cont'd)

MOVED by Ald. Rankin,

THAT the requests be approved and the delegations be heard later this day when the relevant report of the City Manager dated August 9, 1979, is before Council for consideration.

- CARRIED UNANIMOUSLY

9. Red Door Rental Aid -
Grant Appeal

The Red Door Rental Aid Society, in a letter dated August 8, 1979, requested an opportunity to again address Council to appeal Council's decision to not approve an additional grant to this Society. The Society stated that certain factors have made it necessary for it to appeal Council's decision.

The City Clerk, in a note to Council, advised that it had approved a grant to the Red Door of \$26,000 on April 3, 1979, (the Society had requested \$43,508). On May 15, 1979, Council heard an appeal from Red Door, but did not approve any additional funds.

MOVED by Ald. Rankin,

THAT the request of the Red Door Rental Aid Society to appear before Council to again appeal Council's decision on its 1979 grant request be approved.

- LOST

(Aldermen Bellamy, Boyce, Gerard, Kennedy, Puil
and the Mayor opposed.)

Council took no further action in this matter.

CITY MANAGER'S REPORTS

A. MANAGER'S GENERAL REPORT
AUGUST 10, 1979

Works & Utility Matters
(August 10, 1979)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Local Improvement - Special Relief Lane South of School - Rupert to College
- Cl. 2: Mobile Street Sweepers - Tender 35-79-05
- Cl. 3: Local Improvements by "Petition"- Lane Lighting
- Cl. 4: Local Improvement Procedure By-law
- Cl. 5: Automotive Diesel Fuel Tender 56-79-3

Local Improvement - Special Relief Lane South of School - Rupert to College (Clause 1)

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager, as contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Clauses 2-5 inclusive

MOVED by Ald. Rankin,

THAT the recommendations of the City Manager, as contained in clauses 2, 3, 4 and 5 of this report be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(August 10, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Proposed Rezoning - S.E. Corner East 45th Avenue and Kerr Street
- Cl. 2: Riley Park N.I.P. - Hillcrest Park Improvements and Melrose Avenue Right-of-Way
- Cl. 3: Reporting Development Permit Applications on the North Side of Point Grey Road
- Cl. 4: Development Permit Application #84496 - Floating Homes on Granville Island
- Cl. 5: Kiwassa N.I.P. - Sign for the Kiwassa Neighbourhood House
- Cl. 6: Kiwassa N.I.P. - Keefer Street Mini-Park

Cont'd.

CITY MANAGER'S REPORTS (Cont'd.)

Building & Planning Matters
(August 10, 1979) (Cont'd.)

Clauses 1-6 inclusive

MOVED by Ald. Gerard,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5 and 6 of this report be approved.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(August 10, 1979)

Balmoral Hotel -
159 East Hastings Street
(Clause 1)

MOVED by Ald. Rankin,

THAT consideration of this clause be deferred to later this day to permit the Police Department an opportunity to comment on the present operations of these premises.

- CARRIED UNANIMOUSLY

Finance Matters
(August 10, 1979)

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Energy Conservation Program
- Cl. 2: Investment Matters
(Various Funds) June 1979

Clauses 1 & 2

MOVED by Ald. Marzari,

THAT the recommendations of the City Manager, as contained in clauses 1 and 2 of this report be approved.

- CARRIED UNANIMOUSLY

Property Matters
(August 10, 1979)

The Council considered this report which contains nine clauses identified as follows:

- Cl. 1: Renewal of Sub-lease to Ministry of Human Resources re 1655 Robson Street at \$3500 per annum
- Cl. 2: Expropriation for Right-of-Way Municipality of Delta
- Cl. 3: Assignment of Leases
- Cl. 4: Sale of City-owned Property
- Cl. 5: Lease of City Lands to Frog Hollow Information Centre Society
- Cl. 6: Sale of City-owned Properties
- Cl. 7: Establishing a Portion of City-owned Property for Road Purposes at 57th Avenue and Culloden Street
- Cl. 8: Sale of City-owned Properties
- Cl. 9: Champlain Heights Community Services Centre Tenders for Office and Commercial Space

Clauses 1-9 inclusive

MOVED by Ald. Bellamy,

THAT the recommendations of the City Manager, as contained in clauses 1, 2, 3, 4, 5, 6, 7, 8 and 9 of this report be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S REPORTS (Cont'd.)

B. Manager's Report
(August 8, 1979)

Proposed Rezoning - S.E. Corner of
W. Hastings Street and Jervis
Street

MOVED by Ald. Little,

THAT the recommendation of the City Manager, as contained
in this report be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(August 8, 1979)

1127 Barclay Street - DPA No. 84184
W.E.D. and Section 3 (Height) of the
West End Official Development Plan

MOVED by Ald. Puil,

THAT the decision of the Development Permit Board regarding
1127 Barclay Street be received for information.

FURTHER THAT recommendation B of the Director of Planning
contained in this report be amended and then approved as
follows:

THAT Council authorize a review by the Director
of Planning of the Height Section of the West End
Official Development Plan By-law together with a
review of the West End Design Guidelines and
Planning Policies as they relate to height.

FURTHER THAT recommendation C of the Director of Planning
contained in this report be approved.

- CARRIED

(Alderman Rankin opposed)

Underlining denotes amendment

D. Manager's Report
(August 8, 1979)

Carnegie Building -
Construction Costs

MOVED by Ald. Little,

THAT the recommendation of the City Manager, as contained
in this report be approved.

- CARRIED UNANIMOUSLY

E. Manager's Report
(August 9, 1979)

Design of Boundary Road

For Council Action see page 21.

STANDING COMMITTEE AND OTHER REPORTS

I. Report of the Standing Committee
on Community Services
(July 26, 1979)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Family and Juvenile Court
- Cl. 2: Community Bus for the Hastings-Sunrise Area
- Cl. 3: Compulsory Treatment of Chronic Alcoholics
- Cl. 4: License By-law Amendments - Cabarets
- Cl. 5: Fire Upgrading Program
- Cl. 6: Liquor Permit for Carlton Hotel

Family and Juvenile Court
(Clause 1)

MOVED by Ald. Rankin,

THAT the recommendation of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY

Community Bus for the Hastings-Sunrise Area
(Clause 2)

MOVED by Ald. Rankin,

THAT the recommendations of the Committee, as contained in this clause be approved.

- CARRIED UNANIMOUSLY
AND BY THE
REQUIRED MAJORITY

Compulsory Treatment of
Chronic Alcoholics
(Clause 3)

When considering this clause, Council noted a letter dated August 2, 1979 from the Chairman of the Alcohol and Drug Commission advising that the Minister of Health is of the opinion that the responsibility for the care of chronic alcoholics does not fall within the purview of his Ministry. Therefore, the Alcohol and Drug Commission will not participate in any further discussions on this topic.

MOVED by Ald. Rankin,

THAT the recommendation of the Committee contained in this clause be approved.

FURTHER THAT the City Manager contact the Provincial Government departments referred to in the recommendation to determine areas of responsibility in this matter, for report back to the Community Services Committee.

- CARRIED UNANIMOUSLY

Cont'd.

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STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

Report of the Standing Committee
on Community Services
(July 26, 1979) (Cont'd.)

License By-law Amendments -
Cabarets
(Clause 4)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee, as contained in
this clause be approved.

- CARRIED UNANIMOUSLY

Fire Upgrading Program
(Clause 5)

When considering this clause the Mayor advised that he has
had an indication that the Rental Housing Council wishes to address
Council on this matter at a future meeting.

MOVED by Ald. Rankin,
THAT consideration of this clause be deferred to permit a
representative of the Rental Housing Council of B.C. to address
Council on this matter.

- CARRIED UNANIMOUSLY

Liquor Permit for Carlton Hotel
(Clause 6)

MOVED by Ald. Rankin,
THAT the recommendation of the Committee, as contained in
this clause be approved.

- CARRIED

(Alderman Kennedy opposed)

Report of the Standing Committee
on Planning & Development
(July 26, 1979)

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Shaughnessy Planning Study
- Cl. 2: Residential Rehabilitation
Assistance Program (RRAP)
Status Report - July 1979
- Cl. 3: Interim Parking - North Side
of 10th Avenue between Cambie
and Yukon Streets

Shaughnessy Planning Study
(Clause 1)

MOVED by Ald. Puil,
THAT the recommendation of the Committee, as contained in
this clause be approved.

- CARRIED UNANIMOUSLY

Cont'd.

STANDING COMMITTEE AND OTHER REPORTS (Cont'd.)

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Report of the Standing Committee
on Planning & Development
(July 26, 1979) (Cont'd.)

Residential Rehabilitation Assistance
Program (RRAP) Status Report -
July 1979
(Clause 2)

MOVED by Ald. Kennedy,
 THAT the recommendations of the Committee, as contained in
this clause be approved.

- CARRIED UNANIMOUSLY

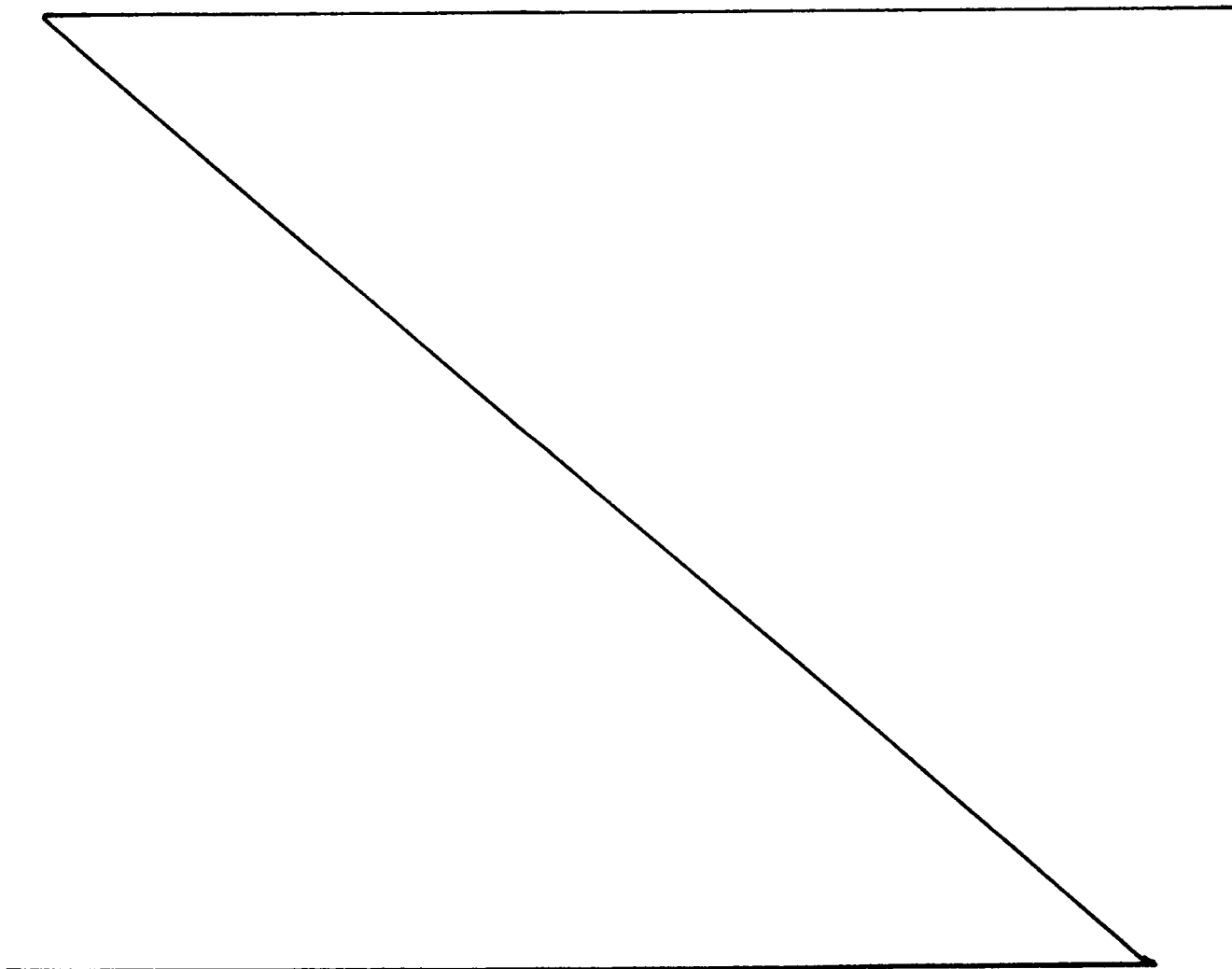
Interim Parking - North Side of
10th Avenue between Cambie and
Yukon Streets
(Clause 3)

When considering this clause Council noted a request from
Mr. N. Davidowicz to address it when this matter is before it on
August 28, 1979.

MOVED by Ald. Rankin,
 THAT the recommendation of the Committee contained in this
clause be approved.

FURTHER THAT the request of Mr. N. Davidowicz to address
Council on this matter be approved and he be heard when Council
receives the report reference from Civic officials on August 28, 1979.

- CARRIED UNANIMOUSLY



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RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy,
SECONDED by Ald. Ford,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. A BY-LAW TO AUTHORIZE THE ISSUE
OF A DEBENTURE IN THE AMOUNT OF
\$6,000,000 TO CENTRAL MORTGAGE
AND HOUSING CORPORATION

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Puil,
SECONDED by Ald. Little,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

2. A BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW
(Entrance and other requirements
for cabarets)

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,
THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

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BY-LAWS (Cont'd)

3. A BY-LAW TO AMEND BY-LAW NO. 2193,
BEING THE FIRE BY-LAW

MOVED by Ald. Rankin,
SECONDED by Ald. Gerard,

THAT the By-law be deferred pending the hearing of
representations from interested parties.

- CARRIED UNANIMOUSLY

MOTIONS

A. Allocation of Land for
Lane Purposes
(All that portion of Lot 12, except
that part included in Grandview Highway
(Reference Plan 1747), Block 8,
Southwest 1/4 Section 34, Town of
Hastings Suburban Lands, Plan 1187)

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of
Vancouver for lane purposes land in the City of Vancouver, Province
of British Columbia, more particularly known and described as
follows:

All that portion of Lot 12, except that part included
in Grandview Highway (Reference Plan 1747), Block 8,
Southwest 1/4 Section 34, Town of Hastings Suburban
Lands, Plan 1187, described as follows:

Commencing at the northwesterly corner of said Lot 12;

Thence East, 49.8 feet, more or less, following in the
northerly limit of said Lot 12, to the northeasterly
corner of said Lot 12;

Thence S 0° 18' W, 2 feet, following in the easterly
limit of said Lot 12;

Thence West, 44.8 feet, following in a line drawn
parallel to the northerly limit of said Lot 12;

Thence S 45° 09' W, 7.09 feet, more or less, to
intersection with the westerly limit of said Lot 12
at a point 7 feet southerly from the northwesterly
corner of said Lot 12;

Thence N 0° 18' E, 7 feet, following in the westerly
limit of said Lot 12 to the point of commencement.

The same as shown outlined red on plan prepared by G.
Girardin, B.C.L.S., dated June 6, 1979, and marginally
numbered LF 9150, a print of which is hereunto annexed.

AND WHEREAS it is deemed expedient and in the public interest to
accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so
conveyed be, and the same are hereby accepted and allocated for
lane purposes and declared to form and to constitute portion of a
lane.

- CARRIED UNANIMOUSLY

B. Allocation of Land for
Lane Purposes
(North 10 feet of Lot 14,
Block 293, District Lot 526,
Plan 590)

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

North 10 feet of
Lot 14
Block 293
District Lot 526
Plan 590

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

C. Allocation of Land for
Lane Purposes
(All that portion of Lot 9, Block 4,
Northwest 1/4 of Section 49, Town
of Hastings Suburban Lands, Plan
1745, lying southwesterly of a line
joining a point in the westerly limit
of said Lot 9, 10 feet northerly from
the southwesterly corner of said Lot 9
to a point in the southerly limit of
said Lot 9, 10 feet easterly from the
southwesterly corner of said Lot 9)

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

all that portion of Lot 9, Block 4, Northwest 1/4
of Section 49, Town of Hastings Suburban Lands,
Plan 1745, lying southwesterly of a line joining
a point in the westerly limit of said Lot 9,
10 feet northerly from the southwesterly corner
of said Lot 9 to a point in the southerly limit
of said Lot 9, 10 feet easterly from the south-
westerly corner of said Lot 9, the same as shown
outlined red on plan prepared by G. Girardin,
B.C.L.S., dated July 26, 1979, and marginally
numbered LF 9201, a print of which is hereunto
annexed.

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- D. Allocation of Land for
Lane Purposes
(South 2 feet of Lot 11,
Block 8, South 1/2 Section 46,
Town of Hastings Suburban Lands,
Plan 2440)

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT WHEREAS the registered owner has conveyed to the City of Vancouver for lane purposes land in the City of Vancouver, Province of British Columbia, more particularly known and described as follows:

South 2 feet of
Lot 11
Block 8
South 1/2 Section 46
Town of Hastings Suburban Lands
Plan 2440

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

BE IT THEREFORE RESOLVED that the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes and declared to form and to constitute portion of a lane.

- CARRIED UNANIMOUSLY

- E. Allocation of Land for
Road Purposes
(Portion of 57th Avenue
at Culloden Street)

MOVED by Ald. Puil,
SECONDED by Ald. Little,

WHEREAS the City of Vancouver is the registered owner of Lot 70, Blocks 29 to 31, District Lot 200, Plan 1770;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described land for road purposes;

THEREFORE BE IT RESOLVED that the south seven feet of Lot 70, Blocks 29 to 31, District Lot 200, Plan 1770 be and the same is, hereby established for road purposes and declared to form and constitute portion of road.

- CARRIED UNANIMOUSLY

1. Leave of Absence:
Alderman Kennedy

MOVED by Ald. Puil,
SECONDED by Ald. Little,

THAT Alderman Kennedy be granted leave of absence from August 18 to September 17, 1979, inclusive.

- CARRIED UNANIMOUSLY

NOTICE OF MOTION

The following Notice of Motion was submitted by Alderman Ford,
Seconded by Ald. Gerard, and recognized by the Chair:

1. Task Force on Family Violence

MOVED by Ald. Ford,
SECONDED by Ald. Gerard,

THAT WHEREAS a Task Force on Family Violence was organized under the auspices of the United Way of the Lower Mainland to "build public and professional awareness of the extent and serious nature of family violence",

AND WHEREAS the Task Force report has outlined initial steps in priority areas and has made specific recommendations for dealing with this serious problem,

AND WHEREAS agencies funded by the City are directly involved,

THEREFORE BE IT RESOLVED that the Medical Officer of Health, the Chief Constable and the Director of Social Planning be requested to make recommendations for appropriate City response to the report by the Task Force on Family Violence in areas coming within the jurisdiction of the City of Vancouver.

- (Notice)

The following Notice of Motion was submitted by Alderman Rankin, and recognized by the Chair:

2. L.R.T. and City Bus Systems

MOVED by Ald. Rankin,
SECONDED by Ald.

THAT WHEREAS the Federal Government is urging conservation of fossil fuels and the National Commission on Inflation has launched a campaign asking consumers to, among other things, leave their private cars at home and commute via mass public ground transit systems;

AND WHEREAS the City of Vancouver is concerned about the over consumption of oil and gasoline by the users of the private automobile in Vancouver and the Lower Mainland;

AND WHEREAS the City of Vancouver does not have an adequate city bus system and the Lower Mainland is not serviced by a mass public ground transportation system;

AND WHEREAS the lack of an adequate city bus system and a mass public ground transportation system in Vancouver and the Lower Mainland makes it impossible to participate in the Federal Government's energy conservation campaign;

AND WHEREAS the Federal and Provincial Governments have committed tax dollars, which would more than pay for the desperately needed L.R.T. and city bus systems planned by the G.V.R.D., to frivolous luxury projects such as the Multiplex or Stadium and the Trade and Convention Centre as well as the Annacis Island crossing, the ring roads and a third runway at the Vancouver International Airport, all of which will further encourage the use of the private automobile and the squandering of oil and gasoline;

THEREFORE BE IT RESOLVED THAT the City of Vancouver request the two senior governments to redirect their priorities and immediately allocate the funds committed to these projects to provide full funding of the complete L.R.T. and city bus systems proposed by the G.V.R.D. for Vancouver and the Lower Mainland.

- (Notice)

* * * * *

The Council recessed at 10:45 a.m. and after an 'In Camera' meeting in the Mayor's Office recessed at 11:25 a.m. to reconvene in the Council Chamber at 2:00 p.m.

* * * * *

The Council, in Committee of the Whole, reconvened in the Council Chamber at 2:00 p.m. with Mayor Volrich in the Chair and the following members present:

Aldermen Bellamy, Ford, Gerard, Kennedy,
Little, Marzari, Puil and Rankin

* * * * *

DELEGATIONS

1. Proposed Hotel Development -
2865 East Hastings Street
D.P.A. No. 83986

Council on July 24, 1979 deferred consideration of a City Manager's report dated July 20, 1979 in which the Director of Planning reported on a proposed hotel development - 2865 East Hastings Street, D.P.A. No. 83986. In this report the Director of Planning referred this matter to Council for advice indicating that he would be prepared to approve this Development Permit application subject to the changes which the applicant has indicated he is prepared to make.

Council this day heard representations from the following:

Mr. Frank Wolfe, businessman in the area, stated that he was not opposed to the development as such but was concerned about provision of sufficient parking spaces by the developer.

Mr. Masse, representing Hastings/Sunrise Action Council and also speaking as a resident of the 2700 block Franklin, opposed the development stating it would compound an already serious traffic problem in the area.

Mr. Waisman, the applicant, by means of a map reviewed the proposed development and stated that more parking spaces than indicated on the Development Permit Application would be provided.

MOVED by Ald. Kennedy,

THAT Council advise the Director of Planning that it supports his approval of the Development Permit Application No. 83986 for a proposed hotel development at 2865 East Hastings Street subject to the changes which the applicant has indicated he is prepared to make.

- CARRIED

(Alderman Rankin opposed)

cont'd.....

DELEGATIONS (Cont'd)

2. Show Cause - Traveller's Hotel

Council on July 24, 1979 approved a recommendation of the Standing Committee on Community Services that the management of the Traveller's Hotel be requested to appear before Council to show cause why the business licenses held for both the lodging house and beer parlour at the Traveller's Hotel, 57 West Cordova Street, should not be suspended.

Before Council was the relevant extract from the Standing Committee on Community Services report dated July 12, 1979 as well as reports from the Police Department on the operation of the hotel's beer parlour and the hotel proper.

The Director of Environmental Health advised Council that a health inspector had inspected the hotel this morning and found that the required renovations have not yet been completed. In addition, the general maintenance of the premises was not good. He therefore stated that he could not approve extension of the lodging house permit which expired on August 5, 1979.

Mr. Setynski, Manager of the Traveller's Hotel, addressed Council and requested that this hearing be deferred to the next meeting of Council to permit him an opportunity to prepare a written brief setting out his position in this matter.

Inspector Grierson, Vancouver Police Department, advised he had no additional comments to his report of July 4, 1979.

MOVED by Ald. Gerard

THAT the show cause hearing on the Traveller's Hotel be deferred to the next meeting of Council to permit Mr. Setynski an opportunity of preparing a written brief.

- LOST

(Ald. Ford, Little, Marzari and Rankin opposed)

Mr. Setynski again addressed Council and reiterated his request for a two week deferral. He also answered questions from Council and offered arguments in his defence. In response to a question from Council the Director of Environmental Health stated that the premises do not comply with the Lodging House By-law and unless directed by Council to the contrary, he is not prepared to extend the lodging house permit beyond August 5, 1979. The Health Inspector who carried out inspection of the Traveller's Hotel this day then gave details of the results of his inspection.

MOVED by Ald. Rankin

THAT the Director of Permits and Licenses be instructed to suspend the business license for the beer parlour of the Traveller's Hotel, 57 West Cordova Street, for a period of 30 days effective immediately.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Gerard

THAT the Director of Permits and Licenses be instructed to suspend the business license for the beer parlour of the Traveller's Hotel, 57 West Cordova Street, for a period of two weeks effective immediately.

- LOST

(Ald. Bellamy, Kennedy, Little, Puil and the Mayor opposed)

cont'd...

DELEGATIONS (Cont'd)

Show Cause - Traveller's Hotel (cont'd)

MOVED by Ald. Little,

THAT the Director of Permits and Licenses be instructed to suspend the business license for the beer parlour of the Traveller's Hotel, 57 West Cordova Street, for a period of one week effective immediately.

FURTHER THAT staff report back to the next meeting of Council on what action has been taken to improve the management of this hotel.

- CARRIED

(Ald. Puil and the Mayor opposed)

Balmoral Hotel -
159 East Hastings Street
(A5 - Clause 1)

Earlier this day Council deferred consideration of this report to permit a representative of the Police Department an opportunity of commenting on the current operation of this hotel. Inspector Grierson advised that since the reopening of the hotel the operation has been good.

MOVED by Ald. Rankin,

THAT the recommendation of the City Manager contained in this report be approved.

FURTHER THAT for a twelve-month period the appropriate Civic staff submit quarterly reports on the operations of this hotel to the Community Services Committee.

- CARRIED UNANIMOUSLY

Manager's Report 'E'
August 9, 1979

Design of Boundary Road

Earlier this day Council had agreed to hear representations from a number of persons on the design of Boundary Road. Before Council this day was a report of the City Manager dated August 9, 1979 in which the City Engineer summarized past Council decisions on Boundary Road, briefly described some of the design elements and reviewed the need for a noise reduction fence on the Vancouver side of the Boundary Road.

In the report the Champlain Heights Project Manager recommended a program to increase the level of noise abatement along Boundary Road through construction of a fence and installation of boulevard landscaping along Boundary Road from 49th Avenue to Rumble Street. The Acting City Engineer (Traffic) by means of drawings reviewed this matter for the information of Council. The Champlain Heights Project Manager answered questions from Council with respect to the proposal to increase the level of noise abatement on Boundary Road from 49th Avenue to Rumble Street.

During consideration of this item Council recessed at 3:45 p.m. and reconvened at 4:05 p.m.

cont'd....

DELEGATIONS (Cont'd)Design of Boundary Road (cont'd)

representations were heard from the following:

Mrs. D. Hartley, representing Killarney Champlain Citizens for Action Committee, urged that Council hold a public meeting or a Court of Revision to obtain citizen's input on the design of Boundary Road. She also stated that the Association does not consider that a fifth lane is needed. Additional lanes are not needed for parking, nor is a median required.

Mr. E. Lyngen, Champlain Heights Planning Advisory Committee, read from a circulated brief urging that a better noise buffer be established for Champlain Heights and Killarney areas. He urged Council to delay the design of Boundary Road in order to properly plan an effective buffer strip, and to include in the planning process residents from Champlain Heights adjacent to Boundary Road.

Dr. Pudek representing the residents of Enclave 1, Champlain Heights requested that Council reconsider the design of Boundary Road and residents be included in the planning process.

MOVED by Ald. Rankin,

THAT consideration of this matter be deferred pending a special Council meeting in the area at 7:30 p.m. on August 22, 1979 in order to obtain citizen input.

- LOST

(Ald. Bellamy, Gerard, Kennedy, Little, Puil and the Mayor opposed)

MOVED by Ald. Little,

THAT the following recommendations of the City Engineer and the Director of Planning contained in the report be approved:

1. The Boundary Road project now under construction proceed as per the designs already approved by both Vancouver and Burnaby Councils.
2. The City Engineer, in consultation with the Director of Planning and the Champlain Heights Project Manager, be requested to arrange a public information meeting with local residents to explain the design and construction program for Boundary Road.

FURTHER THAT recommendation (3) of the City Engineer and the Director of Planning be amended and then approved as follows:

Further noise abatement measures be approved and a comprehensive landscaping plan be prepared for Boundary Road from Kingsway to Marine Way, with further report back including source of funds.

These noise abatement measures be designed by the architects on retainer for the Champlain Heights Project and the landscape plan be prepared by the City Engineer in consultation with the Park Board, Director of Planning and Champlain Heights Project Manager.

- CARRIED

(Ald. Rankin opposed)

cont'd....

DELEGATIONS (Cont'd)3. Request for Relief on or Cancellation
of Local Improvement

Council on July 24, 1979 agreed to hear representations from Mr. C.E. Hamilton on relief or cancellation of a local improvement lane project to the lane south of 19th Avenue, Oak to Laurel and lane east of Oak from 19th Avenue to the lane south.

Before Council for consideration was a City Manager's report dated July 12, 1979 in which the City Engineer reported on the circumstances concerning this local improvement. In the report the City Manager submitted for consideration that Council may wish to defer charges on the local improvement against this property in which case the steps to implement the deferral will be brought forward at an appropriate time.

Mr. Hamilton addressed Council and reviewed the circumstances on behalf of the owner of 3544 Oak Street. Mr. Hamilton is the executor of the Estate of Dorothy Mary Henshaw, deceased, whose surviving husband is entitled to a life estate in this property.

MOVED by Ald. Puil,

THAT Council agree to defer charges on the local improvement to the lane pavement - lane south of 19th Avenue from Oak to Laurel and lane east of Oak to the lane south against the property at 3554 Oak Street.

FURTHER THAT the steps necessary to implement this deferral be brought forward to Council at an appropriate time. In addition, the City Engineer gives consideration to the possibility of deferring this local improvement project.

- CARRIED UNANIMOUSLY

Medical Aid to Nicaragua
(Communication #2)

Earlier this day Council agreed to hear representations from Mr. Harvey MacKinnon on behalf of Medical Aid to Nicaragua Association. Before Council was a letter from Mr. MacKinnon requesting that Council grant \$25,000 to the Association for purchase of medical supplies for Nicaraguans. Also before Council was a memorandum from the Assistant Comptroller of Budgets advising that should Council approve this grant, the source of funds would be the "Other Grants" category. In addition, there was a letter from Mr. Guildo Hose de Lima requesting that Council consider granting refuge to 5,000 Nicaraguan homeless, at least for immigration.

Mr. MacKinnon addressed Council and stated he was requesting a grant from Council towards purchase of medical supplies, as well as a grant for the establishment of an office in Vancouver to solicit funds for purchase of needed medical supplies for Nicaraguans.

MOVED by Ald. Rankin,

THAT Council approve a grant of up to \$20,000 towards purchase of medical aid for Nicaraguans.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Bellamy, Ford, Gerard, Kennedy, Little, Puil
and the Mayor opposed)

cont'd....

DELEGATIONS (Cont'd)

Medical Aid to Nicaragua (cont'd)

MOVED by Ald. Rankin,

THAT Council approve a grant to the Medical Aid to Nicaragua Association in the amount of \$10,000 towards establishment of an office in the City for solicitation of funds, this grant being subject to the establishment of a bona fide committee - non-profit committee by Medical Aid to Nicaragua and that such a Committee to be under supervision of appropriate City department.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Bellamy, Gerard, Kennedy, Little, Puil
and the Mayor opposed)

MOVED by Ald. Ford,

THAT Council request the Task Force on the Boat People to give whatever assistance possible to the Medical Aid to Nicaragua in its effort to raise funds.

- LOST
NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Ald. Bellamy, Gerard, Kennedy, Little, Puil
and the Mayor opposed)

Council took no further action on this matter.

Vancouver Civic Flag

Alderman Kennedy displayed a prototype of the proposed civic flag for Council's information and requested that Council approve this design as Vancouver's civic flag.

MOVED by Ald. Rankin,

THAT consideration of this matter be deferred pending submission to Council of a prototype of the proposed civic flag with an alternative design being incorporated into the centre, based on the civic badge.

- CARRIED UNANIMOUSLY

Alderman Marzari left during consideration of this item.

* * *

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by Ald. Puil,

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Puil,

SECONDED by Ald. Kennedy,

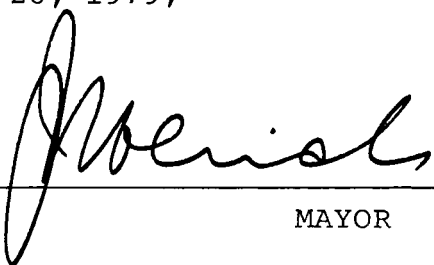
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

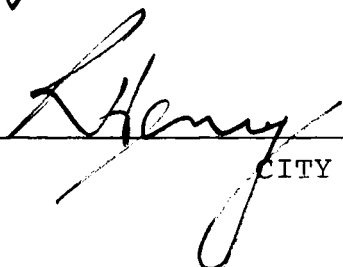
The Council adjourned at approximately 5:30 p.m.

* * *

The foregoing are Minutes of the Regular
Council Meeting of August 14, 1979,
adopted by Council on August 28, 1979,
after amendment.



MAYOR



CITY CLERK

MANAGER'S REPORT

DEL.

721

DATE July 12, 1979

TO: Vancouver City Council

SUBJECT: Request for Relief on or Cancellation of Local Improvement
(letter of Mr. C.E. Hamilton)

CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"A letter has been received from Mr. Claude E. Hamilton, requesting that this Local Improvement not proceed. He asks to be heard by Council.

Lane Pavement - lane south of 19th Avenue from Oak to Laurel
and lane east of Oak from 19th to the lane south (453/54)

The purpose of this report is to provide information to Council when Mr. Hamilton's request is considered.

The rather unusual ownership of this property is set out in Mr. Hamilton's letter which is attached. The block is shown on the attached plan with the lot in question marked. It is 30 feet by 92 feet and is zoned RM-3A. Its estimated charge for the lane paving is \$173.46 per year for 15 years. A petition for this paving was circulated and filed in the middle of 1978. The project came before a Court of Revision on December 7, 1978, and was undertaken by Council. No representation was made at that time.

There are two questions raised - the suggestion of hardship to Mr. Henshaw and the possible closing of the north leg of the lane:

Hardship

The lot does not qualify as 'locked in' - the four small lots would form a site 122 feet by 92 feet. This would be almost double the 6000 square foot minimum site area in RM-3A zoning.

Council in July of 1976 dealt with the matter of local improvements for lane paving where properties are used residentially but zoned for higher use. It adopted a standing policy of giving special relief to such properties on the following terms:

- (a) The relief to be such that they pay only one-half of what they would otherwise pay;
- (b) The relief to be given only to owner-occupied single-family dwellings, the ownership of which precedes assessment of the local improvement;
- (c) The relief to be given on a year-to-year basis as long as the property remains eligible.

The present policy excludes the property in question because it is not owner-occupied.

The power to defer local improvement charges was obtained as a means of dealing with hardship cases. If Council wished to give relief in this case, deferral would seem to be the appropriate method.

Closure of North Leg

The north leg of the lane could probably be closed and consolidated into an apartment site - subject to arrangements for utilities and to the right of the owner to the east. To date, however, there has been no more than a preliminary enquiry. The petition was filed in July of 1978, signed by 23 of the 34 owners, including two of those on the north leg. If the consolidation proposed is being pursued, we can schedule this project late in this year's construction program but we do not feel any longer delay is justified on the basis of a possible future closure. If a definite proposal is received before paving proceeds, then a reduction-in-scope

could be dealt with at that time. To pave only the east-west lane, leaving the possible need to move the crew back in for a small amount of work would be inadvisable. The total value of paving the north leg would be small in relation to the scale of an apartment development.

Summary

If the Council feels there is hardship and wishes to give relief, the appropriate mechanism would be the deferral of charges. (Council recently called for a report on policies and procedures for deferral.)

This project will be scheduled as late as practicable in the 1979 program. Delay beyond that is not justified unless there is a definite proposal to close the north leg."

The City Manager submits the foregoing report of the City Engineer for the CONSIDERATION of Council when it deals with Mr. Hamilton's letter, and suggests that if Council wishes to defer local improvement charges, an appropriate resolution would be:

"That Council agree to defer charges on the local improvement against this property and the steps to implement the deferral be brought forward at an appropriate time."

FOR COUNCIL ACTION SEE PAGE(S) 719

MANAGER'S REPORT

U.B.1
723

DATE July 18, 1979

TO: Vancouver City Council
SUBJECT: Local Improvement - Lane South of 51st Avenue, Ontario to
Quebec Streets
CLASSIFICATION: CONSIDERATION

The City Engineer reports as follows:

"On May 29, 1979 City Council instructed me to ballot the owners abutting the above lane and to report back.

Background

A local improvement petition for paving the lane south of 51st Avenue between Ontario and Quebec Streets was circulated by Mrs. J.A. Percy and was received by the City Clerk sufficiently signed (16 out of 23 owners) on June 14, 1978.

A subsequent counter petition was circulated requesting that the lane not be paved. This counter was signed by 14 property owners.

Council at the December 7, 1978 Court of Revision decided, after hearing representations, that the project for paving this lane would not proceed.

On May 29, 1979 Council heard a delegation in the person of Mrs. A. Percy, the original petitioner, requesting that the lane be paved and instructed the City Engineer to ballot the owners and to report back.

On June 15, 1979 the attached letter and ballot was circulated to the affected owners with the following result...

18 out of 23 owners responded (78%).

12 FOR PAVING (2/3 of the reply).

6 AGAINST (1/3 of the reply).

ALTERNATIVES

The alternatives available in dealing with the foregoing include the following:

- A. Take no action (Council should so resolve) which would confirm the previous resolution that the project not proceed.
- B. Now undertake (Council should rescind its resolution of December 7, 1978 regarding this project and resolve to undertake the paving of this lane).

The City Engineer submits the above matter to Council for consideration. "

The City Manager submits the report of the City Engineer for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 692

MANAGER'S REPORTDATE August 2, 1979

TO: VANCOUVER CITY COUNCIL
SUBJECT: Downtown Eastside Women's Centre
CLASSIFICATION: CONSIDERATION

The Director of Social Planning reports as follows:

" On July 24, 1979, City Council passed the following motion:

"THAT consideration of this grant appeal be deferred pending a report from the Director of Social Planning after consultation with the Downtown Eastside Women's Centre on the funding required to enable this centre to continue operation until the end of the year".

After consultation with the centre, and based on their budget submission, the amount required to fund one salary from November 1, 1979 to March 31, 1980, after the termination of the Canada Works Project, would be \$5,716.

The normal source of funding for a grant of this nature would be the Community Services Category. However, as there is no unallocated funding remaining in this category, approval of this grant request would necessitate funding from Contingency Reserve.

The Director of Social Planning recommends approval of a grant of \$5,716 to the Downtown Eastside Women's Centre."

The City Manager submits this grant recommendation of the Director of Social Planning for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 698

MANAGER'S REPORT

724 A

TO: Vancouver City Council August 8, 1979
CLASSIFICATION: Information
SUBJECT: Englesea Lodge - 2046 Beach Avenue

The Director of Legal Services, the Director of Civic Buildings and the Supervisor of Properties report as follows:

"City Council, on July 24, 1979, moved:

'THAT consideration of the motion of July 10, 1979, on this subject, be deferred, and in the meantime, the City Manager report back, in detail, on the viability of the Englesea Lodge concept presented to Council this day by the Englesea Lodge Committee. This report to include estimated costs of the concept.'

In addition, the Director of Legal Services was directed to clarify for Council the legal ownership of the Englesea Lodge. The Director of Legal Services submits the following:

'In 1978, the Charter provisions governing the Park Board were completely rewritten. The Park Board now has exclusive Jurisdiction and control over "Parks" which includes the power to demolish buildings. "Parks" is now defined. Land purchased with plebiscite funds earmarked for park purposes is one way a park is created. In the case of Englesea Lodge, only part of the purchasing money was from by-law funds. For this definition to apply, it is my opinion that the total purchase price source must be by-law funds. This being the case, I think this land is still under the control of City Council, but is impressed with a trust that at some future date, it must become a park. Therefore, City Council's permission is needed before demolition can take place.'

The Director of Civic Buildings and the Supervisor of Properties comment as follows:

'On April 3, 1979, Council considered the subject of Englesea Lodge, and was informed that if the building were to remain, then substantial costs would be incurred to bring it up to Fire By-law standards. Further large sums would be required for other types of up-grading.

The latest estimated cost to bring the building up to an acceptable standard, if it is to be retained at its present use, is \$168,000. This estimate includes Fire By-law requirements, roof replacement, repairs to heating boiler, replacing sanitary sewer line, rewiring suites and exterior painting.

The following refers to the concept of renovating the first floor of the lodge to a Tea Room or cafe with space for an educational facility and rest rooms.

To accommodate this proposal, it will be necessary to utilize the space presently occupied by five suites. Unnecessary walls, plumbing and wiring will have to be removed and renovations carried out in compliance with By-law requirements.

The cost to renovate the first floor to provide basic space for a Tea Room or cafe exclusive of restaurant furniture, kitchen equipment or decorating is in the range of \$140,000 to \$155,000

If the five suites on the first floor are removed for the Tea Room/Restaurant concept, this will give an area of approximately 370 m2 (3,980 s.f.). The way in which this area is divided would have a significant bearing on the income received, and would also have significant impact on the compatability with the suites on the upper floors. If it were a large restaurant, catering primarily to the dinner trade and open until late in the evening, it would bring a reasonable financial return, but would change the living environment of the balance of the building. The income would be in the range of \$2,500 to \$3,000 per month, if leased for a minimum of five years. There would be no parking on site for this use, and it may be difficult to obtain a Development Permit.

If the area is divided to provide a small Tea Room with limited hours, educational facility and wash-rooms, there would be additional expenditures for the latter items, and the rental for the Tea Room would not be significant. If the Tea Room were approximately 100 m2 (1,076 s.f.), the rental income would be in the range of \$400.00 per month on a term lease.

At present, one of the suites on the first floor is vacant, but if all five suites were occupied, the monthly rental for this floor would be \$869.00.

The expenditure to bring the building up to an acceptable standard at its present use is \$168,000. Of this, only a limited amount could be recaptured through increased rentals. The Rent Review Commission have stated that if an order is made to conform to a By-law, such as the Fire By-law, the owner could make application to increase the rents by 12% of the cost of work required. Therefore, if the cost of conforming to the Fire- By-law is \$80,000 (estimated cost), the rents could be increased by \$9,600 per annum to amortize this cost, if authorized by the Rent Review Commission. The rental increase would be approximately \$17.40 per unit per month.

In summary, from a financial point of view, the expenditure of \$168,000 is common to all three uses and the costs and income are as follows:

The comparable income from the first floor under these options would be:

1)	As suites with the 12% return of Fire By-law expenses	PER ANNUM	\$11,471.50
2)	As a large restaurant - rent	\$36,000.00	
	Less \$150,000 amortized @ 11 percent for ten years	<u>\$24,547.00</u>	
	PER ANNUM		\$11,453.00
3)	As a Tea Room with other facilities - rent	\$ 4,800.00	
	Less \$170,000 (\$150,000 plus \$20,000 for education facility) amortized @ 11% for ten years	<u>\$27,820.00</u>	
	PER ANNUM		-\$23,020.00

Comments of the Superintendent of Parks

The Superintendent of Parks advises that if the building is not demolished the sea wall walk could be completed behind the building on its present alignment. The cost of just connecting the existing walk ways behind the Lodge would be in the order of \$15,000 - \$20,000; however, if the remaining 750 feet of sea wall in that area were to be completed it would cost about \$200,000.

The Parks Board strongly believes the building should be demolished. This is the only facility on the water side of Beach Avenue in this area, and in the opinion of the Board not only detracts from the appearance of the entrance to the park, but also provides an impediment to the vista.

Comments of the Director of Planning

The Director of Planning comments that with regard to renovation of the first floor of the building to a tea room or light lunch cafe, it is believed that this use could be compatible with the residential use of upper floors of the building, depending on the hours of operation. It is also felt that a tea room or light refreshment cafe would mainly attract beach and park pedestrians and not create an undue parking demand. There is a concern, however, that the concept of a large restaurant as described, could have the potential to create a larger parking demand and could, depending on its operation and the acceptability of this use by Englesea tenants and nearby residents, be less compatible with the residential use above and the surrounding neighbourhood. Appendix A provides previous Planning comments on the advantages and disadvantages of retention or demolition."

The City Manager notes that the material presented above does not include restoring the brick exterior of the building. This is expected to be a substantial extra cost, which could not be estimated accurately without thorough physical inspection of the building.

The City Manager advises that, excluding this cost, if the building were retained and upgraded, either for residential use or for a large restaurant, the building would produce a net contribution of \$35-\$40,000/year to the City. If a small tearoom and educational facility were provided, the net return would be less than \$10,000/year.

In view of the Director of Planning's comments and the information presented by the Supervisor of Properties, the City Manager believes that if the building is not demolished, the only sensible use is residential. The comparison between residential use and park development should not be primarily an economic one, but rather a judgement of the intangible benefits of removing or retaining the building.

Council's present position is:

- "A. That as suites become vacant, they be locked and not re-rented.
- B. That notices be sent to tenants before November 30, 1979, requesting them to quit by March 31, 1980, so that the building may be demolished thereafter.
- C. That relocation assistance be provided to existing tenants as may be necessary; and
- D. That demolition be approved only after plans have been submitted by the Parks Board indicating details of re-development of this site (in accordance with the provisions of the Zoning and Development By-Law for demolition of residential rental accommodation)."

Action has been taken as follows:

1. A letter dated May 9, 1979, from the Director of Civic Buildings together with a formal Termination Notice to Tenant (official forms provided by the office of the Rentalsman) were hand delivered to each tenant of Englesea Lodge during the week of May 14, 1979. Copies of notices were forwarded to the Rentalsman and posted on bulletin boards in the building.
2. Four suites are vacant and locked. Two are expected to become vacant in July. 37 more suites are still to be vacated (excluding the caretaker's suite).
3. Approximately 8 tenants may require the offered relocation assistance. (Approximately 18 tenants are over 65 years of age.)
4. Approximately 50% of the present tenants have lived there less than 3 years (26% less than one year).

The City Manager submits the foregoing report for INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 699

MANAGER'S REPORT, AUGUST 10, 1979 (WORKS: A1 - 1)

WORKS AND UTILITY MATTERS

RECOMMENDATIONS

1. Local Improvement - Special Relief
Lane South of School - Rupert to College

The City Engineer reports as follows:

"A petition to pave the lane at the above location was approved as Item #143 Schedule 447 at the Court of Revision held on March 30, 1978; the project was certified in 1979.

Early in 1979 Mrs. Mills, the owner of 5485 Rupert Street, requested an adjustment to the measurements for this property since she said that a section of the lane had been paved previously. Subsequent investigation confirmed that the request was valid; the measurement to 5485 Rupert Street should be reduced by 21.30 feet and that of 5535 Rupert Street reduced by 8.42 feet.

Since the local improvement has been completed and certified and the two owners abutting this portion of the lane have prepaid their portions of the cost, this adjustment should be treated as a request for "SPECIAL RELIEF" under Section 67 of the Local Improvement By-law.

I therefore recommend that:

- A. The property owners of 5485 Rupert Street and 5535 Rupert Street be given "SPECIAL RELIEF" under Section 67 of the Local Improvement By-law in the amount of \$43.88 and \$17.35 respectively and
- B. The cash credit to the property owners totalling \$61.23 be debitted to Streets Capital Account No. 144-1005. Additional charges jobs completed in 1978."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

Note: Recommendation A requires an affirmative vote of 2/3 of all members.

2. Tender 35-79-05 - Mobile Street Sweepers

The City Engineer and Purchasing Agent report as follows:

"Tenders for the above were opened on June 25, 1979 and referred to the City Engineer and Purchasing Agent for report.

Funds for this purchase are provided in the Equipment Replacement Account.

Three bids were received.

This tender called for sweepers to be equipped with high-lift dumping mechanisms (for dumping directly into a dump truck), as well as options for a bottom dumping hopper, diesel engines, and either gasoline or propane powered engines.

Four machines are to be purchased, three for Sanitation Branch with the high-lift dumping system and one for the Park Board with bottom dumping. Best value for the City can be obtained by splitting the award.

Propane powered engines offer the best economics for the sweepers in the Sanitation Branch. For the Park Board, however, the gasoline engine provides the best value. We do not have propane fuelling facilities at the Park Board Service Yard and the diesel engine cannot be economically justified in the Park Board operation.

MANAGER'S REPORT, AUGUST 10, 1979 (WORKS: A1 - 2)

Clause No. 2 cont'd:

The City Engineer and Purchasing Agent recommend:

- A. Acceptance of the low bid to offer both the high lift dumping system and propane powered engine from Williams Machinery Ltd. for the supply of three Elgin model Pelican III sweepers (for the Sanitation Branch) at a total cost of \$160,467.00 (\$56,751.00 each less \$3,262.00 each for propane engines in lieu of diesel engines) plus 4% Provincial Sales Tax.
- B. Acceptance of the low bid to offer the bottom dumping mechanism and gasoline engine from National Machinery Ltd. for one Wayne model 2-3AH sweeper (for the Park Board) at a total cost of \$39,644.00 (\$58,506.00 less \$13,483.00 for the bottom dumping system in lieu of the high lift dumping system less \$5,379.00 for a gasoline engine in lieu of a diesel engine) plus 4% Provincial Sales Tax. "

The City Manager RECOMMENDS that the above recommendations of the City Engineer and Purchasing Agent be approved.

3. Local Improvements by "Petition" - Lane Lighting

The Deputy City Engineer reports as follows:

"First Step

As required by the Local Improvement Procedure By-law a sufficiently signed petition for lane lighting in the lane south of 23rd Avenue from Columbia Street to Manitoba Street is advanced to Council.

Capital Funds

There is no City share in this project."

The Director of Finance reports as follows:

"Second Step

In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the Deputy City Engineer's report dated July 20, 1979.

The estimated total cost of this project is \$887. There is no City share. I have to report that the necessary arrangements can be made to carry out this work."

The City Manager has decided that it is desirable to undertake the project referred to and RECOMMENDS that:

- A. The reports of the Deputy City Engineer and the Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- B. The Court of Revision for the project listed be held at 2:00 p.m., Tuesday, September 11, 1979.

4. Local Improvement Procedure By-law

The City Engineer reports as follows:

"The Local Improvement Procedure By-law (3614 as amended) relates the assessments for various types of Local Improvement to the zoning of the property. It classifies the zonings provided in the Zoning and Development By-law into three 'zoning groups'. At present these are:

- 'Residential' (one and two-family) - all RA's, RS's, and RT's.
- 'Multiple Dwelling and Local Commercial' - all RM's, FM's and the West End District, plus C-1.
- 'Business and Industrial' - all C's except C-1, all CM's, M's, P's and HA's and the Downtown District.

Clause No. 4 cont'd:

(Comprehensive Development Districts are interpreted in each case according to the approved use).

A new designation, 'Central Waterfront District (C.W.D.)' has been created and the Local Improvement Procedure By-law should be amended accordingly.

I recommend that the Director of Legal Services be requested to bring forward a By-law to amend By-law 3614 so as to include 'Central Waterfront District (C.W.D.)' in the definition of 'Business and Industrial District'."

The City Manager RECOMMENDS that the above recommendation of the City Engineer be approved.

5. Tender No. 56-79-3 - Automotive Diesel Fuel

The City Engineer and Purchasing Agent report as follows:

"Tenders were opened on July 9, 1979 and forwarded to the City Engineer and Purchasing Agent for report:

A tabulation is on file in the Office of the Purchasing Agent.

Funds are provided in the annual truck and equipment maintenance accounts.

Five bids were received for this tender. Two of the bidders offered multi-year contracts, however, the additional discount offered on a multi-year contract does not justify consideration. Our past experience indicates that the discounts have increased proportionally to the increase in the cost of a gallon of fuel. The discounts offered for the multi-year contracts are only a fraction of a cent more than quoted in the one year contract. The one year contract offers the best value and is being recommended.

The low bid from Shell Canada Ltd. offered only a one year contract. Their bid price is lower than all bids including all multi-year contract prices offered. The diesel fuel offered meets specifications and is acceptable.

The City Engineer and Purchasing Agent recommend acceptance of the low bid from Shell Canada Ltd. for the supply of Grade 2-D diesel fuel for a one year period at a total estimated annual cost of \$236,590 (230,000 Imperial Gallons at 77.9¢/gal. road tax in price and 90,000 Imperial Gallons at 63.8¢/gal. road tax not in price) including all other applicable taxes."

The City Manager RECOMMENDS that the above recommendation of the City Engineer and Purchasing Agent be approved.

FOR COUNCIL ACTION SEE PAGE(S) 704

BUILDING AND PLANNING MATTERSRECOMMENDATION

1. Proposed Rezoning - S.E. Corner
East 45th Avenue and Kerr Street

The Director of Planning reports as follows:

"An application has been received from Mr. K. Wakefield, of Wakefield Realty Ltd., requesting an amendment to Zoning and Development By-law No. 3575, whereby the three lots located on the southeast corner of East 45th Avenue and Kerr Street (Lots 1, 2 and 3, except south 10 feet of each lot, now lane, Blocks 13 and 14, west one quarter of D.L. 338, Plan 2964) would be rezoned from C-1 Commercial District to RS-1 One-Family Dwelling District for the purpose of:

'Developing each of the three lots with new single family houses.'

SITE DESCRIPTION AND BACKGROUND

The site consists of three equal lots each having a frontage on East 45th Avenue of 10.058 m (33 feet) and a depth of 33.223 m (109 feet) for an individual lot area of 334.173 m² (3,597 square feet). Kerr Street flanks the most westerly lot. A 6.096 m (20 feet) lane exists immediately to the south of the westerly two lots. The most easterly lot adjoins a 4.572 m (15 feet) lane to the south, the remaining 1.524 m (5 feet) to produce a City lane of normal width to be acquired from the lot to the south, in the future. (See Appendix 'A' Map.)

The three lots, presently zoned C-1 Commercial District, plus the adjoining lot to the east, zoned RS-1 One-Family Dwelling District, were previously developed with a gasoline service station and associated off-street parking area. A permit to demolish the Imperial Oil Gasoline Service Station was issued in September, 1977 and City files indicate that this demolition was completed in June of 1978. The site has remained vacant since that time. A recent title search in the Land Registry Office indicates that since August 28, 1975, the registered owner in fee simple of the three lots comprising the site plus the adjoining one lot is Devlon Estates Limited.

Lands surrounding the site are zoned and developed as an RS-1 One-Family Dwelling District with the exception of a single property on the northeast corner of East 45th Avenue and Kerr Street. This property is zoned C-1 Commercial District and is developed with a one storey building accommodating four local commercial businesses, including a convenience retail store and a laundromat.

ANALYSIS

Lands on the northwest corner of East 45th Avenue and Kerr Street were also previously zoned C-1 Commercial District. These lands were rezoned to RS-1 One-family Dwelling District in 1960. With completion of the Rupert Street diversion through Killarney Park in 1963 (linking Rupert Street with Kerr Street), the viability of the local commercial district at East 45th Avenue and Kerr Street was undermined by the loss of through-travelling vehicular traffic. It is possible that this diversion contributed to the eventual demise of the gasoline service station previously located on the site. As a consequence of continually increased personal mobility and the relative proximity of commercial development along Kingsway to the north, the community need for additional local commercial development has declined. The fact that the site has remained unsold under the present C-1 Commercial District zoning since demolition of the gasoline service station in 1978 would tend to substantiate this fact. The existing commercial development at the north east corner of East 45th Avenue and Kerr Street appears to be satisfying the local commercial needs of the neighbourhood. Retention of the C-1 Commercial District zoning on the south east corner of this intersection is therefore unwarranted.

Clause 1 continued

Under the RS-1 One-Family Dwelling District Schedule, the minimum site area for a one-family dwelling is 445.934 m² (4,800 square feet); however, the Director of Planning may relax this minimum requirement for an existing lot of lesser area on record in the Land Registry Office for Vancouver. With present lot areas of 334.173 m² (3,597 square feet) such relaxation would be required for each of the three lots comprising the site, should rezoning to RS-1 One-Family Dwelling District be approved and each of the lots subsequently developed with a new one-family dwelling. Furthermore, the RS-1 One-Family Dwelling District Schedule provides for design approval by the Director of Planning for any new development on sites less than 9.753 m (32 feet) in width or less than 334.451 m² (3,600 square feet) in area. This provision would apply to each of the three lots comprising the site should it be rezoned to RS-1 One-Family Dwelling District.

RECOMMENDATION: The Director of Planning recommends that the following recommendation be received and the whole matter be referred directly to a Public Hearing:

That the rezoning be approved."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

2. Riley Park N.I.P. - Hillcrest Park
Improvements and Melrose Avenue Right-of-Way

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$267,000.00 for improvements to local parks. The purpose of this report is to recommend the appropriation of a portion of these funds to achieve additions and changes to Hillcrest Park and environs.

Hillcrest Park is located adjacent to Nat Bailey Stadium bounded on the north west by Dinmont Avenue, east by Peveril Avenue and on the south west by Midlothian Avenue. Hillcrest Park is presently developed for a number of field sports activities, including soccer and baseball.

The Riley Park Citizens' N.I.P. Planning Committee found in discussion with the Team Police, representatives from sporting groups and nearby local residents that basic improvements should be done to provide for the various age groups that wish to use the space. To determine the exact improvements, a Design-In was held in June, 1978 involving around 100 residents and sports people. This was followed by individual discussion with many other park users and residents.

While improvements are proposed throughout the park, a focus of upgrading will be undertaken adjacent to and on a portion of Melrose Avenue which is to be closed. The closure of Melrose Avenue was approved by City Council in November, 1972 and was reconfirmed in the Engineering and Planning Departments staff analysis in May, 1978 of circulation around Nat Bailey Stadium. The N.I.P. project will implement the closure and develop the area with berms, landscaping, and a walkway. Other N.I.P. improvements will include tree planting around the park, jogging directional markers, installation of a small childrens play area, new garbage receptacles, new portable bleachers, and upgrading of a number of the baseball facilities on the park site.

The Concept Plan originally earmarked \$64,300.00 for this project. After final design - including the provision of proper utility works - the cost for the project is now estimated to be \$88,140.00.

A detailed listing of the proposed improvements and cost estimates are attached as Appendix A based on a design scheme that has been agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver Park Board, the City Engineering Department, local sporting groups and other affected residents.

Clause 2 continued

The Director of Planning recommends that Council approve an expenditure of \$88,140.00 to be appropriated from the Riley Park N.I.P. Social and Recreation Facilities Budget Account #898/9412 (\$64,300.00), and the Riley Park N.I.P. Contingency Budget Account #898/9416 (\$23,840.00) for improvements to Hillcrest Park, costs to be shared as follows:

C.M.H.C.	(50% of Total)	\$44,070.00
Province of B.C.	(25% of Total)	\$22,035.00
City of Vancouver	(25% of Total)	\$22,035.00"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Reporting Development Permit Applications on the North Side of Point Grey Road

The Director of Planning reports as follows:

"This report refers to Council's discussion on June 12, 1979 regarding a Development Permit Application on the north side of Point Grey Road. During the consideration of the application, the Mayor asked Council if it wished to continue the policy of requesting staff reports on Development Permit Applications on Point Grey Road.

A member of Council suggested that consideration be given to staff reporting to Council when Development Permit Applications are received rather than waiting until they are processed.

The Mayor requested the City Manager and the Director of Planning to review this suggestion for a report back.

Background

City Council, on May 24, 1977, resolved:

"that all Development Permit Applications in the designated priority areas of the north side of Point Grey Road be brought to the attention of Council."

Since that time, all Development Permit Applications, both outright and conditional uses on the north side of Point Grey Road, have been reported to City Council. This has amounted to 13 applications being reported. Council did not withhold any of these.

With regard to the suggestion that Development Permit Applications be reported to Council before they are processed, the following disadvantages should be noted:

- 1) some reports may be unnecessary since some applications would be refused for By-law reasons when they are processed;
- 2) during the processing of applications, the form of development can frequently change through the negotiation process related to Development Permit Applications. Council, therefore, would not have the benefit of dealing with the final form of development; and
- 3) staff would not be able to deal with Council's questions if they had not checked out the application prior to the Council meeting

Clause 3 continued

The following three options are suggested for Council's consideration:

- 1) That Council no longer require these Development Permit Applications be reported, but instruct the Director of Planning:
 - a) to report periodically on development activity in the area, and
 - b) to advise Council if significant development trends occur.
- or 2) That only Development Permit Applications for conditional uses and requests for special relaxations be reported to Council or the Planning and Development Committee as appropriate, after the applications have been processed but before approval;
- or 3) That all Development Permit Applications be reported to Council or the Planning and Development Committee as appropriate, after the applications have been processed but before approval.

The Director of Planning recommends that option number 2 be adopted as it would keep Council advised of the significant activity on Point Grey Road and would not delay the processing of outright Development Permit Applications."

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

4. Development Permit Application #84496
Floating Homes on Granville Island

The Director of Planning reports as follows:

"PURPOSE

Subject to sanction by City Council the Development Permit Board has approved a development permit for the Sea Village floating home marina (formerly Kanish) on Granville Island, for a 15-year interim period. The purpose of this report is to check that this "interim" period is acceptable within Council's earlier approval of "temporary" floating home accommodation in False Creek.

BACKGROUND & ANALYSIS

Council on January 16, 1979 agreed to try to assist in relocating floating homes from the Bayshore Hotel site. On April 3, 1979 Council further resolved in part:

- "(1) THAT the Director of Planning in conjunction with the Director of Permits and Licenses and Medical Health Officer prepare By-law and policy amendments for False Creek dealing with permanent floating home locations, standards and numbers, for consideration at a public hearing.
- (2) THAT pending the adoption of possible By-law amendments which would establish floating homes as a conditional use, Council sanction temporary floating home accommodation in False Creek for the Kanish Marine Village..."

Verbal discussions with Council & floating home owners at that time assumed a two year temporary period.

Clause 4 continued

Although floating homes are not a listed use in the FCCDD zoning they are considered legally permissible as they are similar in nature to permitted residential and marina uses. It was however the opinion of Council that the possibility of "permanent" floating homes should be considered at a public hearing, and that the use and potential criteria for locations, standards and numbers be the subject of specific amendment to the zoning controls.

As presented to Council June 19, 1979 the Granville Island location is considered a good relocation site for the Kanish floating homes. The development permit application meets criteria of approving authorities including the Coast Guard, the Granville Island Trust and the Medical Health Officer. It is also acceptable to False Creek residents who opposed the Spruce Marina location.

It has since become apparent that a floating home marina of acceptable quality to the Granville Island Trust and other public authorities will require a 15 year approval term in order to properly amortize the necessary costs.

The Development Permit Board decided July 23, 1979:

"That the application (#84496) be approved for a 15-year period in accordance with the Special Staff Committee recommendation of July 17, 1979, subject to the addition of the following as Condition 1(a) ...

- 1.(a) Prior to the issuance of the development permit the approval of City Council to be first obtained for the 15-year period of approval."

RECOMMENDATION

The Director of Planning therefore recommends:

THAT Council sanction a 15-year period of approval to development permit application #84496, for floating homes on Granville Island."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

5. Kiwassa N.I.P. - Sign for the Kiwassa Neighbourhood House

The Director of Planning reports as follows:

"On May 15, 1979 City Council approved proceeding with the construction of a new building for the Kiwassa Neighbourhood House.

Since then the Kiwassa N.I.P. Committee has had discussions with representatives of the Ne Chi Zu Guild (an artists group) and have agreed upon a proposal for a sign for the new Neighbourhood House which they feel reflects the character of the new building. The proposed sign would be made with individual letters, 12" high sawn out of 1" thick red cedar and attached to the fascia board across the front of the building (as per the drawing, Appendix I). The sign would be in English and Chinese.

The Guild has estimated the cost of the sign to be \$1200 -- materials, labour, and contingency included.

Funds for this project are available in the Kiwassa N.I.P. budget in the "Freed up funds" account (#891-8729). These funds resulted from the changes in cost sharing formulas which were applied when the municipal services projects were approved earlier this year. The "freed up" funds consist only of Federal and Provincial moneys and require matching City funds. For this project, the cost sharing would be as follows:

Federal	\$600
Provincial	\$300
City	\$300

Clause 5 continued

The required City funds are available in the Unallocated City N.I.P. Funds account (#532-7901).

It is recommended that City Council approve the expenditure of up to \$1200 (\$900 from Account 891-8729 and \$300 from Account 532-7901) to be used to construct and erect a sign for the Kiwassa Neighbourhood House."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

6. Kiwassa N.I.P. - Keefer Street Mini-Park

The Director of Planning and City Engineer report as follows:

"On April 4, 1978, City Council approved the Kiwassa N.I.P. Concept Plan. One item contained within the Plan was the provision of a mini-park on the street end of Keefer Street adjacent to the pedestrian overpass (as indicated on the map, Appendix I).

The only direct pedestrian link between Kiwassa and Raymur, Strathcona and other areas to the west is the pedestrian overpass at Keefer Street. At present, the pedestrians using the overpass enter and leave Kiwassa via a dirt sidewalk/boulevard which gets muddy, dusty and icy. The purpose of providing a mini-park would be to create a more attractive, functional and interesting entrance to the Kiwassa neighbourhood.

The Kiwassa N.I.P. Committee, in consultation with the Engineering and Planning Departments, developed a set of design parameters which were used to develop the scheme proposed (shown on Appendix II). Property access for residents and emergency vehicles will be retained as well as vehicular parking on both sides of the street. The main features of the mini-park include a wide boulevard on the north side of the street, special sidewalk pavers, landscaping, trees and benches.

The property owners on this portion of Keefer Street have been shown the proposed plan with only one objecting to improvements of any kind. The total estimated cost for this project is \$44,500.00 of which \$9,500.00 is for street improvement costs for paving, curbing, and gutters. These improvements are part of the Kiwassa Court of Revision which was held on July 10, 1979 with the property owners paying the portion of costs according to the Local Improvement By-law. The remaining \$35,000.00 is for mini-park costs to be paid from N.I.P. funds. Presently, \$16,670.00 remains in the Kiwassa N.I.P. Social/Recreational Facilities Account. Earlier this year \$36,750.00 in Federal and Provincial funds were freed up because of transfers between different cost sharing formulae for municipal service projects. From this freed up money, \$13,748.00 will be required along with matching City funds of \$4,582.00 to complete the mini-park project. The matching City funds are available from the unallocated City N.I.P. funds account #532/7901.

In summary, the funding available for this project is as follows:

Social/Recreational Facilities Account (#891/8724)	- \$16,670.00
Freed-up Federal and Provincial funds (#891/8729)	- \$13,748.00
Matching City funds (#532/7901)	- <u>\$ 4,582.00</u>
TOTAL	\$35,000.00
	=====

The Vancouver Park Board has estimated annual maintenance costs to be \$1,400.00. Maintenance costs for the remainder of 1979 would be \$466.67. It is proposed that the Park Board be requested to undertake regular maintenance through a standard agreement with the City Engineer. On this basis, maintenance funds must be approved by City Council as an addition to the City Engineer's annual operating budget.

Manager's Report, August 10, 1979 . . . (BUILDING: A-4 - 7)

Clause 6 continued

It is recommended:

- A. THAT City Council approve the expenditure of up to \$35,000.00 from the Kiwassa N.I.P. Account (including \$4,582.00 from the Unallocated City N.I.P. Funds account (as outlined above) to be used to provide a mini-park on the street allowance in the 1000 Block Keefer Street.

The total cost is cost shared as follows:

Federal	\$17,500.00
Provincial	\$ 8,750.00
City	\$ 8,750.00.

- B. THAT up to \$1,400.00 per year be approved as an addition to the City Engineer's annual operating budget to cover maintenance and upkeep costs of the mini-park, with \$466.67 for this purpose approved as an addition to the City Engineer's current 1979 Operating Budget."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning and City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 704-5

MANAGER'S REPORT, August 10, 1979 (CLAIMS: A-5 - 1)

LICENSES AND CLAIMS MATTERS

RECOMMENDATION

1. Balmoral Hotel - 159 East Hastings Street

On June 12, 1979, City Council suspended the Business License for the operation of the Public House at the above address based on Police Reports on activities in the Beer Parlor. This suspension was for one month and has now been lifted.

On July 10, 1979, City Council received a Manager's Report suggesting that as certain upgrading and maintenance work in the residential portion of the hotel had not been completed, the suspension of the Public House License be continued until the necessary work in the residential portion has been completed. However, on the advice of the Director of Legal Services, it was found that the above suggestion of continuing the suspension was found to be inappropriate in this case and it was, therefore, considered necessary to deal with the matter of the upgrading of the rooms separately, and passed the following motion:

"THAT the licensee of the Balmoral Hotel, 159 East Hastings Street be again requested to appear before Council as soon as possible to show cause why his Business License for the Pub operation should not be further suspended."

The Director of Permits and Licenses now reports as follows:

"Recent inspections have been carried out in the Balmoral Hotel by Inspectors from this Department and also from the Health Department. All of the maintenance work required by this Department has been completed and the small outstanding items will soon be completed.

The Health Department advises that the people presently in control of the premises have embarked on a complete repainting and renovating program in all of the rooms as they become vacant and that this work is progressing satisfactorily.

Rechecks of the premises will be made to ensure that the improvement program continues.

Recommendation

The Director of Permits and Licenses recommends that, in view of the good progress towards the renovations of the Hotel, that the show cause motion of the July 10, 1979, Council Meeting be rescinded."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

FOR COUNCIL ACTION SEE PAGE(S) 705

MANAGER'S REPORT, AUGUST 10, 1979 (FINANCE: A7-1)

FINANCE MATTERS

RECOMMENDATION

1. Energy Conservation Program

The Director of Civic Buildings reports as follows:

HISTORY

"This Report will give a brief review of the City's Energy Conservation Program with the main purpose to determine Council's wishes as to the continuation of the position of the Energy Conservation Officer.

On February 14, 1978 City Council approved a twelve month Energy Conservation Program which established a temporary position of an Energy Conservation Officer. Council was to review the program at the end of that twelve month period.

The program was outlined in a report from the City Planning Department dated February 1, 1978, which divided the work into four programs. The first three programs (A, B and C) were to generally address the energy usage of the City's internal operation. The last program (D) related to developing a role for the City in the much larger conservation aspects which involved the public and commerce.

The following is a brief summarization of the four programs:

Program 'A' - Conduct an Energy Audit of the City's Internal Operations

This program was to document energy used for City buildings, programs, vehicles and street lighting. This data would provide the base from which future savings could be judged and would identify the more wasteful sources of energy waste which could lead to the evaluation of changes that should be made.

Program 'B' - Document Existing Energy and Resource Saving Policies

This program was to record energy cost saving measures that have been adopted or implemented in the City's internal operations in the past. This would develop a record of achievements to provide encouragement for future effort not only for the City's internal operation but also for all Governmental or Commercial users of energy.

Program 'C' - Develop an Energy Management Program for Vancouver

From analysis of the data developed in Programs A and B, goal-setting action plans will be developed under this program.

Program 'D' - Developing a Conserver Society Role for the City of Vancouver

This is the wide ranging program to develop inter-reaction with other levels of Government, the public and the business community in encouraging greater energy and resource conservation.

On May 30, 1978, Council was advised of a request from the Board of Parks and Recreation noting that the Board requested inclusion of Parks Board facilities in the energy use study.

Clause No. 1 cont'd:

EXPECTATIONS OF THE FIRST 12 MONTH PERIOD

It was anticipated that in twelve months after the initiation of the program the following three steps would be attained:

1. Set up a monitoring system so that changes in energy consumption can be recorded and analyzed.
2. Carry out an audit of energy usage for approximately 60 civic buildings.
3. Compare theoretical energy usage with actual usage, and establish areas or activities where energy consumption can be reduced.

and that progress would have been made on:

4. Establish and implement an energy savings program on selected buildings, using a specified target reduction of approximately 5% for savings of \$30,000 in the first year.

Twelve months after the initiation of the Conservation Program a report was submitted to Council outlining the past efforts to reduce energy cost and energy use, advising that the completion of the audit for the 60 buildings, with a recommendation to implement a next step to save energy and reduce energy costs. Council approved an expenditure of \$46,000 made up as follows:

\$16,000 to improve controls to conserve energy.

\$23,000 to convert from oil to gas.

\$7,000 for a "delamping" program in civic buildings.

The savings in energy cost were projected at approximately \$40,000 each year. All of the work associated with the program is now underway with the co-ordination being provided by City staff.

POSITION OF ENERGY CONSERVATION OFFICER

The position of Energy Conservation Officer was not filled until June 1, 1978. The incumbent fulfilled his contract but advised us that as of June 1, 1979 he wished to return to the private consultant field.

The experiment with the Energy Conservation Officer over the past year has proven the value of one specialist fully responsible for investigating conservation opportunities, to document and dispense information, to initiate and ensure operational changes are fully implemented and continued, and to review proposed new buildings when they are at the initial design stage to assist in implementing conservation measures.

The recommendation of this report will be to approve the position of Energy Conservation Officer for a further period of three years. We anticipate that the position will be self-eliminating but believe a period of three years is required to achieve most of the outstanding objectives and to ensure that operational procedures are fully accepted and followed. A three year period should also alleviate some of the hiring difficulties that were experienced with the one year contract arrangement.

Should the Conservation Officer position be approved, the following work is anticipated to form the basis of the next program:

Clause No. 1 cont'd:

1. Extend the energy and cost saving program to include the various Works Yard facilities operated by the Engineering Department, the buildings operated by the Board of Parks and Recreation, and other buildings operated by the City but not yet surveyed.
2. Complete documentation of the City's achievements in such a manner that the information can be distributed to similar organizations for encouragement and recognition.
3. Enter into a "retrofit" phase of the Energy Conservation Program. This was suggested as a further development of Program 'A' in the report submitted to Council on February 14, 1978. It was to examine energy use in greater detail and could lead to changes of a larger capital nature, such as increasing insulation, double glazing, etc. This retrofit phase has not yet been initiated because the emphasis was placed on implementation of changes which would show savings in energy and energy-cost as quickly as possible. This retrofit program should now be pursued.
4. Develop and co-ordinate future programs in the City's internal operation for energy conservation to take advantage of any funding that might be made available from other sources. An example of such programs is a proposed Conservation and Renewable Energy Development and Demonstration Program co-ordinated by the B.C. Ministry of Energy, Mines and Resources, jointly funded by the B.C. and Federal Governments. The total budget for the program is expected to be \$27 million, to be spent over five years.

The annual costs for the Energy Conservation Officer and the associated program are estimated to be approximately \$42,058 made up as follows:

Energy Conservation Officer	\$32,360
Consultants	2,000
Clerical help - 1/3 time	4,698
Miscellaneous expenses, e.g. mileage, printing, stationery	3,000
	<u>\$42,058</u>
Funds required for 4 months in 1979	\$14,019
Funds available in the Energy Conservation Account	<u>5,554</u>
Balance of funds required for 1979	<u>\$ 8,465</u>

The Director of Finance advises that if Council approves the recommendation of this report, the necessary funds for 1979 would be provided from Contingency Reserve.

CONCLUSION

Approximately \$85,000 each year in energy costs are expected to be saved from energy conservation measures approved for Civic Buildings to date. This sum will increase as energy costs escalate in the future. Additional similar savings are still possible if the Energy Conservation Program is continued. The present staff complement cannot devote sufficient time to co-ordinate an effective Program, therefore it is apparent that the employment of an Energy Conservation Officer is necessary if the existing program is to be continued and such a position is a sound expenditure for the City."

MANAGER'S REPORT, AUGUST 10, 1979 (FINANCE: A7-4)

Clause No. 1 cont'd:

The Director of Civic Buildings recommends that:

- A. The position of Energy Conservation Officer be extended for a period of three more years.
- B. The necessary additional funding in the amount of \$8,465 for the balance of 1979 be provided from Contingency Reserve.

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Civic Buildings be approved.

2. Investment Matters (Various Funds) June 1979

The Director of Finance reports as follows:

- "(a) Security Transactions during the month of June 1979.
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF JUNE 1979

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
June 1	Banque Canadienne Nationale	June 4/79	\$ 1,751,222.60	\$ 1,750,000.00	3	8.50
4	Canadian Imperial Bank of Commerce	Oct. 15/79	2,082,423.56	2,000,000.00	133	11.31
7	Bank of Canada	June 15/79	751,767.12	750,000.00	8	10.75
12	Vancouver City Savings Credit Union	June 15/79	900,876.58	900,000.00	3	11.85
14	Banque Canadienne Nationale	June 15/79	750,215.75	750,000.00	1	10.50
15	Banque Canadienne Nationale	June 19/79	1,751,582.19	1,750,000.00	4	8.25
15	Vancouver City Savings Credit Union	June 19/79	2,001,810.41	2,000,000.00	4	8.26
19	Mercantile Bank of Canada	Oct. 15/79	3,108,624.66	3,000,000.00	118	11.20
19	Bank of Montreal	June 20/79	2,000,000.00	1,999,356.37	1	11.75
20	Vancouver City Savings Credit Union	Sept. 14/79	1,539,760.27	1,500,000.00	86	11.25
21	Bank of Nova Scotia	Aug. 1/79	1,012,356.16	1,000,000.00	41	11.00
21	Royal Bank of Canada	July 31/79	2,024,109.59	2,000,000.00	40	11.00
21	Royal Bank of Canada	Nov. 15/79	2,089,408.22	2,000,000.00	147	11.10
21	Mercantile Bank of Canada	Aug. 20/79	2,036,493.15	2,000,000.00	60	11.10
21	Mercantile Bank of Canada	Sept. 27/79	3,089,810.96	3,000,000.00	98	11.15
21	Mercantile Bank of Canada	Oct. 16/79	2,071,482.19	2,000,000.00	117	11.15
21	Bank of British Columbia	Aug. 15/79	1,525,021.23	1,500,000.00	55	11.07
21	Bank of British Columbia	Dec. 14/79	2,106,757.26	2,000,000.00	176	11.07
21	Toronto Dominion Bank	July 13/79	4,000,000.00	3,973,892.07	22	10.90
21	Bank of Montreal	July 16/79	1,511,198.63	1,500,000.00	25	10.90
22	Banque Canadienne Nationale	June 26/79	2,502,328.77	2,500,000.00	4	8.50

MANAGER'S REPORT, AUGUST 10, 1979 (FINANCE: A7-5)

Clause No. 2 cont'd:

26	Vancouver City Savings Credit Union	July 18/79	2,516,801.37	2,500,000.00	22	11.15
26	Vancouver City Savings Credit Union	Oct. 18/79	2,587,842.47	2,500,000.00	114	11.25
27	Vancouver City Savings Credit Union	June 28/79	1,500,472.60	1,500,000.00	1	11.50
28	Vancouver City Savings Credit Union	Sept. 4/79	1,530,935.34	1,500,000.00	68	11.07
28	Banque Canadienne Nationale	July 13/79	1,004,315.07	1,000,000.00	15	10.50
28	Mercantile Bank of Canada	Nov. 1/79	1,557,476.71	1,500,000.00	126	11.10
29	Banque Canadienne Nationale	July 13/79	1,003,835.62	1,000,000.00	14	10.00
29	Bank of Montreal	July 13/79	1,003,452.05	1,000,000.00	14	9.00
			<u>53,312,380.53</u>	<u>52,373,248.44</u>		

2. DEBT CHARGES EQUALIZATION FUND (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
June 5	Mercantile Bank of Canada	Aug. 3/79	\$ 3,563,930.14	\$ 3,500,000.00	59	11.30

3. SINKING FUND TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos.</u>	<u>Yield %</u>
<u>Debentures</u>							
June 26	City of Vancouver 9.5%	June 26/89	\$ 80,712.83	100.00	\$ 80,712.83	10/-	9.50
26	City of Vancouver 9.5%	June 26/94	1,381,858.20	100.00	1,381,858.20	15/-	9.50
			<u>1,462,571.03</u>		<u>1,462,571.03</u>		

Days

<u>Chartered Bank Deposit Receipts and Government Notes</u>							
June 1	Bank of British Columbia	Dec. 3/79	\$ 2,113,534.25		\$ 2,000,000.00	185	11.20
26	Vancouver City Savings Credit Union	Oct. 1/79	514,948.63		500,000.00	97	11.25
			<u>2,628,482.88</u>		<u>2,500,000.00</u>		
			<u>\$ 4,091,053.91</u>		<u>\$ 3,962,571.03</u>		

Clause No. 2 cont'd:

4. CEMETERY CARE FUND TRANSACTIONS (PURCHASES)

<u>Debentures</u>						<u>Yrs/Mos</u>	
June 21	City of Vancouver 10.375% June 21/99	\$ 20,000.00	100.00	\$ 20,000.00	20/-	10.375	
29	City of Vancouver 9.250% Sept. 1/90	4,000.00	94.40	3,776.00	11/2	10.100	
		<u>\$ 24,000.00</u>		<u>\$ 23,776.00</u>			

(b) SUMMARY OF SECURITIES HELD BY THE GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT JUNE 30, 1979

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit		
Receipts and Government Notes	<u>\$ 91,640,876.17</u>	<u>\$ 88,471,676.27"</u>

The Director of Finance recommends that the above transactions be approved. "

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Finance be approved.

PROPERTY MATTERS

RECOMMENDATIONS

- 1. Renewal of Sub-lease to Ministry of Human Resources re 1655 Robson Street at \$3500 per annum

The Supervisor of Properties reports as follows:

"City Council on August 29, 1972, authorized the leasing of the premises at 1655 Robson Street from Garshe Investments Ltd. for Health and Welfare purposes in the West End. The term was for a period of five years with option for three further renewal periods of five years each, terminating August 31, 1992. The City's present rental cost for these premises is \$37,492.50 per annum.

Upon takeover of the Welfare function by the Provincial Government, the City granted the Ministry of Human Resources a "license to occupy" its share of the premises. This agreement terminated August 31, 1977 and the Ministry has continued in occupation of the space paying a basic rental of \$3,500 per annum plus its proportionate share of operating costs and shared utilities.

The Ministry of Human Resources has confirmed that it wishes to remain at this location and has agreed to a renewal of the License Agreement on a year to year basis terminating August 31, 1982, consistent with the City's present tenure. The basic rental of \$3,500 per annum is considered realistic at present but should be reviewed by August 31, 1980.

It is therefore recommended that the Supervisor of Properties be authorized to enter into a License Agreement with the B.C. Buildings Corporation on behalf of the Ministry of Human Resources as follows:

- Term: Year to year, terminating August 31, 1982
- Rental: \$3,500 per annum plus proportionate share of utilities and operating costs
- Rental Review: Yearly as of August 31, 1980
- The Agreement to be subject to the approval of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

- 2. Expropriation for Right-of-Way Municipality of Delta

The City Engineer and the Supervisor of Properties report as follows:

"The City requires a right-of-way over Lot 3 of D.L. 102, and 137, Group 2, Plan 30967, in the municipality of Delta for the construction of a forcemain in order that the leachate from the City's land fill site can be pumped to the municipality of Delta's sewage system.

It is necessary to finalize this right-of-way in order that the forcemain can be constructed and in operation by the summer of 1980 to comply with a directive from the Provincial Pollution Control Branch.

Lengthy negotiations have been held with the owner regarding the granting of the right-of-way, as shown on plan marginally numbered LE4852, and a final offer in the amount of \$1,000.00 was made in writing. This was rejected and, as time is now a factor, the Director of Legal Services was consulted and has recommended that the right-of-way be expropriated and application be made to the Courts for a Vesting Order.

Clause No. 2 cont'd:

It is noted that the Municipality of Delta has already expropriated for their sewer right-of-way on this property and arbitration proceedings are pending. The City's offer for the right-of-way is similar to the offer made by the Municipality of Delta, which was accepted by other owners in the area. It is anticipated that compensation to this owner will be based on the compensation awarded in the Delta arbitration proceedings. Both Delta and the Properties Office have made tentative settlements with the current lessee of the lands.

It is therefore recommended:

- A. That the offer of \$1,000.00 for the granting of the right-of-way made to the owner through the office of the Supervisor of Properties on behalf of the City be confirmed as representing due compensation for the granting of the right-of-way.
- B. That since the City has failed to come to an agreement with the owner to acquire the said right-of-way for the sum offered, the said right-of-way be expropriated and that the resolution for that purpose submitted under "motions" be passed.
- C. That the Director of Legal Services be authorized to make application to the Courts for a Vesting Order.
- D. That Mr. E. C. E. Todd be appointed as the City's nominee to the Board of Arbitration to be constituted to determine the amount payable to the owner by reason of said expropriation."

The City Manager RECOMMENDS the foregoing recommendation of the City Engineer and the Supervisor of Properties be approved.

3. Assignment of Leases

The Director of Legal Services reports as follows:

"The City has a large number of "commercial" leases of City property. These are leases where t'a lessee, directly or indirectly, uses the property in conjunction with his business. In order to assign or sublet under the City leases, the consent of the City is required. Examples where this situation arises are:

- (1) Where the business is being sold the lease has to be assigned to the buyer.
- (2) Sometimes the lessee wishes to take in a sub-lessee.
- (3) If the lessee is arranging financing he may have to assign the lease by way of mortgage to a financial institution.

Most lessees do not realize that under present practice this consent must be obtained from City Council. It can take anywhere from 10 days to 3 weeks to get that consent, and this sometimes has a very serious effect on the transactions involved. Council has rarely, if ever, refused such consent, and it does seem that this is a task that could be delegated to staff in appropriate cases.

Clause No. 3 cont'd:

It is, therefore, recommended that the Director of Legal Services, after consultation with the Supervisor of Properties, be authorized to grant and execute the necessary consents required for assignments of the head lease, for consents to sublease or assignments thereof where:

- (a) there are no breaches of the lease/sublease
- (b) there are no arrears of rent
- (c) the assignee or subtenant proposes to use the premises in accordance with the lease, and
- (d) in his opinion the City's security will not be impaired.

All other cases would be brought before Council."

The City Manager RECOMMENDS the foregoing report of the Director of Legal Services be adopted.

4. Sale of City-owned Property

The Supervisor of Properties reports as follows:

"City-owned Lot 27, Block 62, D.L. 181, 25 ft. (7.62m) x 122 ft. (37.18m) abuts the north side of Hastings viaduct in the 900 block East Hastings, and is leased to Alex Gair and Sons, who own the adjoining lands on both sides of Lot 27. The company use the land for storage.

The lot was released for sale subject to consolidation with the adjoining property to the west and limiting vehicular access to the lane as the grade level is approximately 23 ft. below street level.

The viaduct is being replaced, and the sale has been deferred pending satisfactory completion of negotiations with all of the owners abutting the viaduct. In addition, negotiations have resulted in Alex Gair and Sons Ltd. agreeing to give permission for city crews and contractors to have adequate access and use of the company's properties during construction of the new viaduct.

The price negotiated is \$30,000 for the land which is considered to be fair market value.

It is recommended that the Supervisor of Properties be authorized to sell Lot 27, Block 62, D.L. 181 to Gair Investments Ltd. for the sum of \$30,000 subject to the following:

- A. City to have free access to the property during the replacement of the Hastings Viaduct.
- B. Vehicular access to the property to be limited to the lane.
- C. A Bulkhead Agreement to be registered against the property.
- D. Lot 27 to be consolidated with the adjoining Lot 28, Block 62, D.L. 181."

The City Manager RECOMMENDS that the foregoing report of the Supervisor of Properties be approved.

5. Lease of City lands to Frog Hollow
Information Centre Society

The Supervisor of Properties reports as follows:

"City Council on May 13, 1975 granted to the Frog Hollow Information Society a month-to-month lease on the City owned property situated on the N/S of 7th Avenue between Kaslo and Renfrew Streets, legally described as Lots 22 to 33, Block 13, Section 35 T.H.S.L. at a nominal rental of \$1.00. The use was a children's playground with rest benches for senior citizens. Due to financial difficulties the society was unable to develop the site and the lease was subsequently cancelled.

The society has again requested the use of this site for the same purpose and as there is no immediate plan of development for this property, it is recommended:

Lots 22 to 33 inclusive, Block 13, Section 35 T.H.S.L. be leased to the Frog Hollow Information Centre Society on the same terms and conditions and for the same use as set out in the previous lease, such lease to commence August 1, 1979, and to be drawn to the satisfaction of the Director of Legal Services."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Sale of City-owned Properties

The Supervisor of Properties reports as follows:

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 18 ex. W 2½ feet, Block 2; Lot 1 ex. S 2½ feet and Lot 18 ex. N 2½ feet, both of Block 3; all in West half Section 26 THSL, Plan 2588: W/S Cassiar between Napier and Venables Street

<u>NAME</u>	<u>Approximate Size</u>	<u>Purchase Price</u>	<u>Terms</u>
Bawn Holdings Ltd.	Lot 18, Blk 2: 42' x 107' Lot 17, Blk 3: 42' x 114' Lot 18, Blk 3: 42' x 107'	\$26,500 each lot	City terms @ 13% "

The City Manager RECOMMENDS that the foregoing offers to purchase, being the highest offers received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

7. Establishing a portion of City-owned property for road
purposes at 57th Avenue & Culloden Street

The Supervisor of Properties reports as follows:

"Lot 70, Blocks 29 to 31, D.L. 200, Plan 1770 situated on the N/E corner of 57th Avenue & Culloden Street was acquired recently by the City in exchange for a City

Clause No. 7 cont'd:

owned property on Cheyenne Street. This exchange of property was necessitated by the City Engineer's requirement of a portion of Lot 70 to provide for a left turn bay on 57th Avenue at Culloden Street.

The City Engineer has requested the portion required for road purposes now be established as such in the Land Registry office and the balance of the lot marketed with the proceeds to be credited to the City Engineer miscellaneous property acquisition account.

It is therefore recommended that:

- A. The south 7 feet of Lot 70, Blocks 29 to 31, D.L. 200, Plan 1770 be established for road purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council.
- B. The Supervisor of Properties arrange for the marketing of Lot 70 (except the portion established for road) with the net proceeds to be credited to the City Engineer's property acquisition account number 146/4011."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

8. Sale of City-owned Properties

The Supervisor of Properties reports as follows:

"The following offer to purchase two lots, the legal description of which is set out below, has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Subdivisions 8 & 9 - S½ Lot 89, T.H.S.L., Plan 2588
S/S of East Georgia between Kootenay and Boundary

<u>Name</u>	<u>Approximate Size</u>	<u>Purchase Price</u>	<u>Terms</u>
Bawn Holdings Ltd.	30.8'x 107' each lot	\$27,600 each lot	City terms @ 13%

Subject to Bulkhead Agreement in favour of the City as the lots are below street level."

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

9. Champlain Heights Community Services Centre
Tenders for office and commercial space

The Champlain Heights Project Manager reports as follows:

"June 28th 1979, Vancouver City Council approved a rezoning for the Community Services Centre in Champlain Heights. The new CD-1 zone (comprehensive development district) permits construction of the following;

Clause No. 9 cont'd:

- Schools
- Community Centre
- Parks and Playgrounds
- Retail stores, offices, businesses or undertakings catering to the day to day needs of the residents of the local neighbourhood, not to exceed 15,000 sq.ft. of gross built area.
- Neighbourhood public house
- Public health and social service offices and child care facilities not to exceed 20,000 sq.ft. of gross built area.
- Any other use which is not specifically listed etc.
- Accessory Uses and Buildings etc.

PURPOSE:

The purpose of this report is to deal with the office and commercial sites and recommend a procedure for marketing and construction.

BACKGROUND:

One of the principle recommendations of the 1974 Implementation Plan for Areas E and F was to develop a variety of facilities on the Community Services Centre site, including modest amounts of office and commercial space to service the local community.

Now that the funding has been approved for construction of the community and recreational space and now that the site has been rezoned, marketing the office and commercial sites is the next logical step in order that construction of these facilities can proceed together with the construction of the community and recreational space.

The Project Manager would like to advertise immediately - with tenders closing in late September for report back to Council in early October. The following outlines key points of the offering:

- (a) Land will be offered on the basis of a 60 year prepaid ground lease.

Leasing will be consistent with the land policy in Areas E and F and will not alienate park land should a Council in sixty years time decide on an alternate use.

The term of the lease is the same as the non-market leases in Areas E and F. A 60 year term is proposed rather than a 99 year term in order to give the City more flexibility when dealing with the question of renewal or alternate uses. The commencement of the lease shall be not later than 120 days after Council's approval to lease to the successful bidder.

At the end of the term, the improvements would revert to the City.

- (b) Two land parcels of roughly equal size will be tendered - one for the commercial space and one for the offices.

It is felt that by offering two parcels, interest and competition will be increased. As well, people such as doctors and dentists who might be interested in bidding solely on the office building and not on the commercial facilities would have an opportunity to do that - similarly the reverse situation would apply to those only interested in the commercial space. At the same time bids would be accepted from people willing to undertake both parcels.

The actual amount of land offered would be sufficient to accommodate the building (7,500 sq.ft. each), some peripheral landscaping, pedestrian circulation, access and parking.

Clause No. 9 cont'd:

As approved in the Council resolutions attached to the CD-1 rezoning, this would amount to a total of 1.15 acres of land for both sites. The Community Service Centre site is 29.4 acres in total.

- (c) General conditions of development are stipulated in the rezoning document including building location, heights, site coverage, parking etc.
- (d) General terms and conditions of the ground lease are outlined in Appendix A (on file in the City Clerk's Office).
- (e) Tenders will be assessed based on the ground rent offered and subject to the proponent satisfying the conditions contained in the call.

In view of the foregoing, the Project Manager recommends:

- A. THAT Council authorize calling tenders for the office and commercial parcels (labelled E and F in the zoning report) in general accord with the terms and conditions outlined in this report.
- B. THAT the Project Manager report back to Council regarding the results of this tender."

The City Manager RECOMMENDS that the foregoing recommendations of the Project Manager be approved.

FOR COUNCIL ACTION SEE PAGE(S) 705

DATE August 8, 1979

TO: Vancouver City Council

SUBJECT: Proposed Rezoning - S.E. Corner of
W. Hastings Street and Jarvis Street

CLASSIFICATION: RECOMMENDATION

The Director of Planning reports as follows:

"An application has been submitted by Mr. B.W.F. Fodchuk, solicitor, on behalf of Evergreen Building Limited, requesting an amendment to Zoning and Development By-law No.3575, whereby lands at the southeast corner of West Hastings Street and Jarvis Street (Lot 'B', Block 29, D.L. 185, Plan 15918) would be rezoned from C.W.D. Central Waterfront District to D.D. Downtown District for the purpose of (according to the applicant):

'Rezoning (the said Lot) to include it in the Downtown District Zone, in which the immediately adjacent parcel is located, both of which the applicant is developing as a multi-storey office building, containing residential units and athletic facilities pursuant to Development Permit No.82592.

The entire site is being consolidated into one Parcel for the purposes of this development. Due to its location, that is, across Hastings Street from the Central Waterfront area, it is impractical to leave it in that area, and it is desirable to make it consistent as to zoning with the parcel with which it is being consolidated and co-developed.'

SITE DESCRIPTION

The irregular, almost triangular site is bounded on the north by the Hastings Street right-of-way and on the west by the Jarvis Street right-of-way. Neither of these streets is developed at this time. The site has a frontage along West Hastings Street of 40.337 m (132.4 feet) and along Jarvis Street of 12.648 m (41.5 feet), producing a total site area of approximately 240 m² (2,600 square feet). Adjoining the site on the south is a larger parcel of land with which the site is to be consolidated. (See Appendix A Plan for site location).

BACKGROUND

Prior to rezoning of the site to the newly established C.W.D. Central Waterfront District, which was enacted by Council on June 19, 1979, the site formed part of a thin strip of M-1 Industrial zoning situated between the D.D. Downtown District to the south and the M-2 Industrial District to the north.

Prior to the registration of the site as a legal parcel, the site constituted a portion of the Canadian Pacific Railway right-of-way. The division between the M-1 Industrial District and D.D. Downtown District followed the southerly boundary of this railway right-of-way.

In November, 1978, preliminary Development Permit Application No.82592 was submitted for a 10-storey office and residential development on land known as 1285 West Pender (being the lands adjoining the site to the south). Access to off-street parking for this development was shown from Jarvis Street and from a westerly extension of Hastings Street, the latter running across the site of the current proposed rezoning. On January 30, 1979, this preliminary Development Permit Application was approved by the Development Permit Board, the status of Lot B (subject site) to be resolved at the complete Development Permit Application stage. The completed Develop-

ment Permit Application (submitted on January 26, 1979 prior to the consideration of the preliminary Development Permit Application by the Development Permit Board) also excluded Lot B from the site but showed upper floors of the building cantilevered over Lot B, with parking and loading access provided across Lot B. This complete Development Permit Application was approved subject to conditions by the Development Permit Board at its meeting on February 19, 1979. Of particular importance was the condition requiring that arrangements were to be made for access and building encroachments over Lot B, to the satisfaction of the City Engineer, prior to the issuance of the Development Permit.

A rather rapid series of events then occurred whereby the City sought to ensure protection for a 30 inch storm sewer across Lot B, previously accommodated under an unregistered agreement with C.P.R. Through discussions with the applicant who had subsequently purchased Lot B from Marathon Realty Company Ltd., the City was able to secure appropriate easements across Lot B. An agreement covering these easements has been made between the City Engineer and Mr. Laxton, representing the owners of the property. This agreement is now being prepared by our Law Department.

ANALYSIS

As stated by the applicant, the site is physically separated from the remainder of the C.W.D. Central Waterfront District by dedicated street allowances for both Hastings and Jervis Streets. In addition, due to location, size, problems of vehicular access and the existence of a City sewer, the site would be inappropriate for development as a single parcel. As noted above, the development incorporating the site, but protecting the City's interests, has now been approved to the satisfaction of all parties with the exception of a minor amendment to the approved plan which is presently being processed.

RECOMMENDATION

The Director of Planning recommends that the following recommendation be received and the whole matter be referred direct to a Public Hearing:

That the rezoning application be approved, subject to an Easement Agreement across Lot B being executed."

The City Manager RECOMMENDS that the foregoing recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 706

DATE August 8th, 1979

TO: Vancouver City Council

SUBJECT: 1127 Barclay Street - DPA No. 84184 - W.E.D.
and Section 3 (Height) of the West End Official Development Plan

CLASSIFICATION: INFORMATION AND RECOMMENDATION

The Director of Planning reports as follows:

BACKGROUND

On July 23, 1979, the Development Permit Board considered a request by Intrawest Management Ltd. to construct a 14-storey apartment building at 1127 Barclay Street containing 51 dwelling units.

After considering the recommendation of the Development Permit Staff Committee for approval subject to conditions, together with a petition from West End residents containing some 200 signatures in opposition to the application, the Development Permit Board resolved:

'THAT the application be approved in accordance with the Development Permit Staff Committee recommendation of July 11, 1979, with the addition of the following condition:

"Prior to the issuance of the Development Permit the Director of Planning to review any further public response received by July 26, 1979 and to confirm the decision of the Development Permit Board or to refer the application back to the Development Permit Board for further consideration".

In addition, the Chairman of the Development Permit Board noted that he felt it significant that the Planning Department report to Council about this application, noting that the Board had approved it, but checking with Council about its wishes with regard to the Height Section of the West End Official Development Plan.

PURPOSE

The purpose of this report is to:

- (1) report for information the decision of the Development Permit Board regarding DPA #84184; and
- (2) recommend that a review be undertaken as soon as possible of the Height Section of the West End Official Development Plan, together with the West End Design Guidelines and Planning Policies;
- (3) provide a series of options for such a review, to be further considered by the Planning and Development Committee after further report by the Director of Planning concerning detailed time and cost estimates.

ANALYSIS

1127 Barclay Street - DPA No. 84184

The decision of the Development Permit Board to approve this application for a 14-storey point tower was based on a comprehensive analysis by staff of this proposal against the regulations and interpretative requirements of the West End Official Development Plan By-law and the supplementary West End Planning Policies and Design Guidelines.

The petition received in opposition to the application contained 176 signatures of West End residents. The petition stated as follows:

"We, the undersigned petitioners and residents of the West End, object to the 14-storey building proposed for the 1100 block Barclay Street as described in Permit Application 84184. We object to this proposed development for the following reasons:

1. The present low-rise, low-cost nature of buildings in the area provides an unobstructed view for residents and pedestrians alike and should be retained as a pleasant, airy, pedestrian corridor within two blocks of downtown.

- 2--
2. Density will be increased in the already over-populated West End. Socially and psychologically (sic) the area cannot tolerate higher density. Over 37,000 people live in the one square mile known as the West End.
 3. High-rise construction means more traffic on already over-used streets.
 4. We look upon this application as only the beginning (sic) of the re-development of this two-block area and any redevelopment must be of a low-rise nature, no higher than four storeys.

We ask that the Planning Department and the Development Permit Board reject Development Permit Application # 84184 OR hold a well-publicized public meeting before approving this application."

The Board also heard presentations from two West End residents who both expressed the view that all new development in the West End should be low-rise in height.

In addition, seven letters were received in response to notification of some 500 residents in the immediate neighbourhood. Four of the letters were opposed, with three in favour. The letters in opposition expressed concerns regarding

- view blockage of Coal Harbour and the mountains
- shadowing
- increased density in terms of high-rise
- any further high-rises in the West End

The letters in favour felt the application should be approved for the following reasons:

- demand/supply of rental housing (provided that adequate landscaping and garbage handling is provided)
- high buildings to the north in the Downtown District which already, or will in the future, block views of Coal Harbour
- the condition of the existing buildings and cost required to renovate according to National Building Code requirements

It is noted that one of the letters in favour of approval was written by a property owner of one of the existing buildings on the site.

Staff analysis of the proposal led to the conclusion that this proposal was approvable. With regard to height, analysis indicated that a 14-storey building on this site as proposed is generally in keeping with the relevant Planning Policies and Design Guidelines, which are important in interpreting the Height Section of the West End By-law.

In particular, staff found that the proposal was generally in keeping with the character of the existing neighbourhood with regard to topography (the site is located immediately adjacent to the highest land elevation in the West End) and existing building heights (a mixture of high and low buildings in the area). With regard to view analysis, staff concluded that no significant long view obstruction would be created by the proposed development.

The minutes of the Development Permit Board regarding Development Permit Application No. 84184 are attached as Appendix I.

Resident Concerns re High-Rise Development

The concerns of residents regarding the height of the 1127 Barclay Street development proposal are similar to those expressed by residents regarding the recent 14-storey proposal for 1901 Pendrell Street and an earlier proposal for a 19-storey apartment building at 1905 Beach Avenue. Residents however also expressed concern with respect to the historic character of the existing neighbourhood on the latter two proposals. The proposals for 1901 Pendrell Street and 1905 Beach Avenue were both refused by the Development Permit Board.

Virtually all of the letters received in opposition to the 1901 Pendrell Street proposal indicated a lack of understanding regarding the maximum permitted height of buildings in the West End District. In most cases, residents believed the current maximum permitted height was 4-5 storeys. In addition, most of the letters expressed opposition to any further high-rise development in the area for a number of reasons (e.g. view obstruction, shadowing, density, etc.)

Height of Buildings - W.E.D. By-law

Section 3, Height of Buildings, in the West End Official Development Plan is an interpretative requirement and states as follows:

"In determining the height of any building, reference should first be made to the Design Guidelines and other policies.

1. The height of buildings shall not exceed 60 feet except as provided for in 2. below and shall be in conformity with the height envelope illustrated below which is based upon:
 - (i) a 30° angle of sunlight, at either equinox in order to provide direct sunlight at the property line on the opposite side of a 66-foot street; and
 - (ii) a 30° angle of vision from the sidewalk on the opposite side of a 66-foot street.

2. The height of any point tower shall not exceed 210 feet."

The following interpretation of this section is followed by the Development Permit Board in decision-making on West End development proposals:

The basic intent of Section 3 is that the height of buildings shall not exceed 60' and shall be in conformity with the West End height envelope. This section also permits consideration of point towers to a maximum of 210' in height, at the discretion of the Development Permit Board. However where any proposal exceeds 60' and particularly with respect to point towers, the West End Planning Policy concerning retention of the character of the existing West End neighbourhoods, and the Design Guidelines concerning Views, Sunshine, Lower Level Treatment of Tall Buildings, and Open Space are particularly important in the interpretation of the Height Section.

Need for Review of the W.E.D. Height Section, Design Guidelines, and Planning Policies

It is the responsibility of the Director of Planning and the Development Permit Board to give due regard to the spirit and intent of the West End Official Development Plan and to deal with the Height Section of this By-law as it is now written.

However there appears to be a widespread feeling in the West End community against further high-rise development. At the same time some members of the development professions have expressed the need for greater clarity in the Height Section of the West End By-law.

Planning staff believe, after some four years of experience in dealing with the Height Section, that the intent and wording of this portion of the By-law should be further clarified to provide better guidance to both the development professions and the public. Greater clarity in the Height Section could also alleviate some of the extensive staff time involvement in processing development proposals for high-rise buildings and the often associated need for public meetings.

Planning staff are also concerned that the supplementary West End Design Guidelines and Planning Policies require review and refinement. It is emphasized that if a review of the Height Section is to be carried out, this will inevitably require a review of the Design Guidelines and Policies as these are inter-related aspects of the West End By-law and the Height Section in particular.

Due to the variety of site conditions, the complexities of existing development constraints, and future development opportunities in the West End, the City may need to continue to provide flexibility with regard to height of buildings in this area. However, because of the significant concerns expressed by West End residents, the Director of Planning believes a review should also be undertaken of the Height Section with regard to further high-rise development in the West End.

Some 48 development permit applications for new apartment buildings in the West End District have been processed since adoption of the W.E.D. By-law in August, 1975. Forty-two of these proposals have been requests for buildings of 60' or less; the remaining six represent proposals for high-rise development. Four of the high-rise proposals were approved and two were refused by the Development Permit Board. In addition, one proposal for a high-rise apartment building on Beach Avenue is currently being processed.

Options for Review of the West End Height Section,
Design Guidelines, and Planning Policies.

There are numerous options with regard to undertaking a review of the Height Section, the Design Guidelines, and Planning Policies, and ensure greater future clarity in these portions of the West End By-law. There are also several options for providing better public understanding of the Height Section in its current form. The following five options are provided for consideration, ranging in order from retaining the current wording of the Height Section and providing an explanation of it to West End residents, to amending the Height Section to omit further consideration of point tower development.

<u>Options</u>	<u>Rough Time Estimate</u>	<u>Comments</u>
1. Retain current wording of the Height Section and provide a better understanding of its meaning to West End residents.	1 month	This could take the form of a leaflet explaining the Height Section, distributed to all West End residents. This option would provide better understanding of the Height Section by West End residents; however, it would not address the need for clarity by the development profession or the question of further high-rise development in the West End.
2. Review Height Section and bring forward recommendations for amendments to provide some additional clarity in the present basic wording and intent.	1 month	This would refine the present wording and provide some additional clarity in the Height Section. However, this option would not provide greater clarity in supplementary Policies and Design Guidelines, nor would it address the question of further high-rise development in the long term.
3. Review Height Section as in (2) above, together with a review of the West End Planning Policies and Design Guidelines to provide clearer criteria for maximum building heights. Bring forward recommendations for amendments.	6-9 months	This option would provide substantially greater clarity in the Height Section, Policies and Design Guidelines. It would alleviate the short-term problem but would not address the question of further high-rise development in the long term.
4. Undertake a comprehensive study of the Height Section as in (3) above but with specific regard to redevelopable sites in the West End, including urban design, character of neighbourhoods, and view analysis to determine whether further high-rise development should occur, and if so, where. Refine Planning Policies and Design Guidelines. Bring forward recommendations for amendments.	12-15 months	This would provide optimum clarity in the Height Section, Design Guidelines and Policies. This option would also determine whether further high-rise development is appropriate.

<u>Options</u>	<u>Rough Time Estimates</u>	<u>Comments</u>
5. Bring forward recommendations to amend the Height Section to delete further consideration of high-rise development.	2-3 months	This option would resolve the question of further high-rise development in the West End on an immediate basis.

The above estimates regarding length of time to pursue various options are rough estimates only and require some additional analysis by the Planning Department. Should Council decide to pursue any of the above, the Director of Planning should be requested to report back as soon as possible with more precise estimates of Planning Department or other resources' time involvement, estimated costs, and implications for the Planning Department's work program. It is emphasized, however, that Option #3 or 4 will require reconsideration of the Planning Department's 1979 program, and that either of these will also clearly require additional resources to present staff in order that such a review can be undertaken this year.

It is further noted that if Council considers pursuing Option #5, the Director of Planning is concerned that this action would require detailed analysis which is not presently available without further review.

Density

The above options which deal with a review of the Height Section do not address some of the concerns expressed by West End residents regarding densities (population or floor area) in the West End District. While the Director of Planning believes that it is worthwhile to review the Height Section, Design Guidelines, and Planning Policies, it is felt that the densities permitted in Section 2 of the Official Development Plan are generally appropriate. If, however, there is a concern by Council that current West End densities may be excessive, it would be necessary for the Director of Planning to further report on options which would incorporate a review of redevelopable sites according to current permitted densities in the West End By-law.

CONCLUSION

The Director of Planning believes that a review should be undertaken as soon as possible of the Height Section of the West End Official Development Plan By-law and the West End Design Guidelines and Planning Policies, with a view to bringing forward recommendations for amendments to provide substantially greater clarity in these aspects of the West End By-law. It is also believed, in light of the apparent widespread concerns in the West End community, that it would be desirable to incorporate in such a review the question of whether further high-rise development is appropriate in this area.

It is therefore recommended that either Option #3 or 4 should be pursued:

INFORMATION AND RECOMMENDATION

The Director of Planning submits for Information:

- (A) The decision of the Development Permit Board regarding 1127 Barclay Street.

The Director of Planning recommends for approval:

- (B) THAT Council authorize a review by the Director of Planning of the Height Section of the West End Official Development Plan By-law together with a review of the West End Design Guidelines and Planning Policies.
- (C) THAT the selection of the preferred work option be referred to the Planning and Development Committee for consideration after a further report by the Director of Planning on more detailed cost and time estimates of the options. "

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The City Manager comments as follows:

Director of Planning (A): Council should note that the Development Permit for 1127 Barclay Street has been approved and must be issued once the applicant has complied with certain conditions.

Council cannot "reject the Development Permit Application" as requested in Communication #7 before Council this day. The only appeal is to the Board of Variance within 15 days of issuing the permit.

Hence, (A) is submitted to Council for INFORMATION only.

Director of Planning (B): The City Manager agrees that the height limits in the West End affecting future buildings should be reviewed.

The City Manager RECOMMENDS approval of recommendation (B) of the Director of Planning.

Director of Planning (C): The City Manager agrees that details of the review should be referred to the Planning & Development Committee so that Council need not today consider the options set out on pages 4 and 5 of this report.

The City Manager RECOMMENDS approval of recommendation (C) of the Director of Planning.

FOR COUNCIL ACTION SEE PAGE(S) 706

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MANAGER'S REPORT

August 8, 1979

TO: Vancouver City Council

SUBJECT: Carnegie Building - Construction Costs

CLASSIFICATION: RECOMMENDATION

The Directors of Social Planning and Civic Buildings report as follows:

" There are insufficient funds to complete the Carnegie Building as planned in the amount of approximately \$103,000 because of:

Construction extras	\$60,300*
Testing for seismic design and soils investigation	16,400
Estimate to replace stonework required by Director of Planning	32,000
	<hr/>
	\$108,700 approx.
Less Contingency and miscellaneous funds available	5,900 approx.
	<hr/>
	\$102,800
	=====

*This amount includes an allowance of \$5,000 for contingencies that may yet arise in the final completion of the project.

All options have been explored within the funds available. The only steps which could be taken to achieve a saving of approximately \$103,000 and permit the completion of the present obligation to the construction contractor will seriously affect the usefulness of the building, curtail programming and pose building supervision problems. These are:

- i) To transfer \$40,000 of the \$75,000 budget allowance for furniture to construction. The furniture budget of \$75,000 is barely adequate. Insufficient furniture will seriously affect programming and community use.
- ii) Leave unfinished portions of the building. \$27,500 value presently under consideration. Work has been ordered to stop on the gymnasium and toilet and shower areas for the gym (approximately \$26,000) as this work was due to start immediately. Finishing of other areas of the building will significantly affect programming and also pose supervision problems.
- iii) To apply to the Director of Planning for a minor amendment to the Development Permit to permit deferral of the exterior stonework (\$32,000 approximately) required by him as well as other landscaping work in the contract (approximately \$6,000). This will only defer the completion of this work until next year and make it more costly.

The Carnegie Advisory Committee notes that very significant cutbacks were made initially to the buildings functionability. The basement will not be developed, reducing the recreation space for crafts activities. The kitchen will be a bare room with no appliances. The millwork, including cupboards, shelves and storage areas, has been significantly reduced or altered.

When these deletions were decided upon it was anticipated that a Canada Works program could be arranged as construction started to supplement Council's allocation of funds to reinstate the deletions and provide a realistic contingency fund for construction work. After extensive discussions with Canada Manpower and the Contractor, it was concluded that such a program could not be integrated with the renovation contract and it was not possible to return any deletions to the contract.

An application was made to the Provincial Heritage Trust fund to defray part of the cost of restoring this Provincially designated Heritage Building. Although we were encouraged to make this application a grant was not provided.

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Carnegie (cont.)

Following this decision a request for a minor amendment to permit the omission of stone cladding on a new stair on the north west corner of the building was disallowed. The cost to replace this stonework is estimated at \$32,000.

It was decided by the Carnegie Advisory Committee not to make further cuts affecting the programming of the Centre until a final decision on a Provincial Government Recreation Assistance Program grant was known. Despite continuous enquiries and reassuring responses from the Province it has now been confirmed in a letter to the Mayor, dated July 24, 1979, that REFAP funds will not be granted for Carnegie Centre (Attachment 1). It should be noted that the Director of Social Planning has made persistent efforts during the past two years to secure additional funds from Foundations and other sources, all of which have failed.

Our inability to secure additional funds has meant the project has continued with an extremely small budget to meet construction contingencies if they arose. Architects have kept these extras to a minimum and the unforeseen additional costs of \$60,300 were not predictable because of the difficult nature of the renovation project (Attachment 2).

In view of the disruption to programming and supervisory problems posed by existing capital deficiencies the Committee recommends that Council be requested to provide additional funds to complete the restoration of the Carnegie building (\$103,000) as planned, plus \$40,000 to permit completion of the kitchen area on the second floor of the building for a total of \$143,000.

The total additional amount required to complete construction (including the kitchen, but excluding the basement) represents less than 10% of the total contract approved by Council in the amount of \$1,605,574. The extra costs of construction in the amount of \$76,700 (construction plus testing) represents less than 5% of the contract which is not out of line for such a project.

Therefore the Directors of Social Planning and Civic Buildings recommend:

A capital allocation of \$143,000 be made to permit the completion of the Carnegie Building contract as outlined in this report.

The Director of Finance advises that if the foregoing recommendation is approved by City Council the source of funds would be Revenue Surplus as interim financing to be replaced from the 1980 Supplementary Capital Budget. This is necessary inasmuch as the 1979 Supplementary Capital Budget is out of funds."

The City Manager notes that the project of renovating the Carnegie Library was submitted as a recommendation by the Community Services Committee to Council on February 24, 1976. Council then approved the project, and in view of that approval, and in order to bring the project to a satisfactory conclusion, the City Manager RECOMMENDS approval of the recommendation of the Director of Social Planning and the Director of Civic Buildings, with the financial arrangements as suggested by the Director of Finance.

FOR COUNCIL ACTION SEE PAGE(S) 706

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MANAGER'S REPORT

DATE August 9, 1979

TO: Vancouver City Council

SUBJECT: Design of Boundary Road

CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"The purpose of this report is to summarize past Council decisions on Boundary Road, to briefly describe some of the design elements, and to review the need for a noise reduction fence on the Vancouver side of Boundary Road.

BACKGROUND

The development of Boundary Road has been the subject of numerous discussions and Council decisions, leading through an extended process to an approved design. Appendix I outlines a number of the Council decisions on this matter, some of which are described below.

At least as long ago as the 1930's, Boundary Road was recognized as a primary arterial routing, and a general widening plan was agreed to with Burnaby in the 1950's.

As planning of Champlain Heights proceeded in 1974, potential noise problems from Boundary Road were recognized and a consultant study was carried out to propose solutions. This resulted in the incorporation of 69 to 110 feet of buffer zones into the development to reduce traffic noise to the maximum normally acceptable levels as defined by HUD.

Council met with Burnaby Municipal Council in June, 1977, following which Boundary Road's designation as a primary arterial was confirmed to a six-lane standard as described in the staff report.

More recently, Council considered a plan to develop Boundary Road as a truck by-pass to relieve a number of residential arterials such as Knight Street, Victoria Drive, and 41st Avenue. However, this plan was subsequently not adopted and, after considerable public input and discussion, Council, in 1978, approved 'Option 1b' for Boundary Road as recommended by the Champlain Heights project group.

Within the last few months, Burnaby Council reviewed their transportation planning process and approved Option 1b, with some modification to protect existing Burnaby housing that is not set back from the street. These modifications were reviewed at the recent joint Vancouver/Burnaby Transportation Committee meeting. The detailed design for Boundary Road was also contained in the Burnaby report on Boundary Road which was before Council at its July 25th meeting (diagrams were available in the City Clerk's office). In summary, these modifications have been reported to Council and are described more fully below.

DESIGN DETAILS

Long-term plans for Boundary Road have indicated a need for a six-lane facility. Current and planned new developments in the southeast sector and in Burnaby have already begun to increase traffic volumes on Boundary Road, resulting in some spill-over onto local streets. Additional increases can be anticipated as Champlain Heights, Burnaby MetroTown Centre, the Burnaby's Big Bend and Vancouver South East Marine industrial areas and other developments proceed. To accommodate this volume of traffic will require that there be a minimum of interference from turning or stopped vehicles, etc.

In addition to the basic through-traffic lanes, facilities will be needed for left turns and right turns at intersections, bus bays, parking and emergency stopping. In the 'cut' section south of Rumble Street, there are no intersections nor fronting properties, no bus stops, so two moving lanes will be adequate for the foreseeable future. A median is planned in this cut section which provides flexibility for adding one more south-bound lane if it is ever needed. Because of the steep grade, a northbound truck climbing lane will continue to be needed (see attached sketch, Figure 2).

North of the cut section, however, all of these facilities for parking, stopping, turns, etc., will be necessary. There will be a number of intersecting streets and regularly spaced signals. Bus service is anticipated on Boundary Road to Rumble Street, and bus stops will be required co-ordinated with the dwellings that front on Boundary Road. On the Burnaby side, these needs are being met by means of a frontage road for parking, bays for bus stops and emergency stopping, and widening to three moving lanes at intersections. To achieve this same design on the Vancouver side would diminish the boulevard and noise buffer zone excessively. A much more effective and lower-cost method is simply to provide a third lane between Imperial and Rumble Streets, which can then be used for bus stops, emergency stops, and turning lanes, with remaining curb space used for parking (see attached Figure 1).

The design also includes a central median. This is provided because of improved safety (particularly for pedestrians, who only have to cross one direction of traffic at a time), improved appearance (providing an attractive landscaped boulevard instead of a 'sterile' expanse of pavement) and the ability to provide left-turn bays without additional expense. The greater part of the length of Boundary Road already includes a median, which suits the character of this 'special' street forming Vancouver's boundary. This project will further contribute to this aspect of Boundary Road.

Thus, Option 1b as approved by Council and subsequently adjusted in discussions with Burnaby includes the following elements (see also Figure 3):

North of Imperial Street (not for construction now) - four lanes to avoid intrusion into Central Park, with no parking.

Rumble to Imperial Streets - four moving lanes with a central median. Additional southbound lane for turns, bus stops, emergency stopping, and parking as required. Northbound, bus bays, emergency stopping bays, and turning bays, plus frontage road with parking. Noise control berm on the Burnaby side, plus buffer strip on the Vancouver side. Flare at Rumble Street to allow turns and bus stops (see Figure 1).

Rumble Street to Marine Way ('Cut' section) - four moving lanes plus a truck climbing lane northbound. Central median. No provision for bus stops, parking, etc. Flare at each end for signalized intersections. Pedestrian overpass north of Marine Drive, full overpass at Marine Drive with no connection (see Figure 2).

REVENUE SHARING GRANTS

1979 Provincial Revenue Sharing grants include one-half of the cost of two projects on Boundary Road:

- a \$412 000 project for preliminary construction work on Boundary Road ($\frac{1}{2}$ Vancouver, $\frac{1}{2}$ to Burnaby).
- \$1 152 000 being Burnaby's payment to Vancouver for the widening strip.

Each of these projects must be completed by December 31, 1979 to receive the benefit of the revenue sharing provisions. If the projects are not complete, the revenue sharing funds will be lost.

Any delay or re-design of the Boundary Road project could endanger both of these grants. The first project involves earth moving, and other field work that must be completed during good weather. This work was already delayed by negotiations with Burnaby, resulting in a schedule that is now critically dependent on good weather. Any further delay would prevent completion of the work this year, resulting in loss of a portion of the Revenue Sharing grant.

The second grant is based upon a cost that was negotiated with Burnaby using the width between curbs for calculations and including an additional amount for the berm and frontage road in Burnaby. Any change in the curb line would void this agreement, resulting in a reduction in the amount payable to Vancouver. Not only would there be a loss in revenue to the City through deleting the curb lane, but additional negotiations could also delay a settlement beyond December 31, 1979 resulting in loss of the grant entirely.

Thus, the project should proceed as previously approved and agreed, in order that these very advantageous grants can be received. A separate report is before Council today awarding the tender for construction on Boundary Road. It is critical this tender proceed today.

Comments of the Director of Finance re: Financing

The 1979-81 Five-Year Capital Program for Streets, as modified to early 1979, indicated a cost of \$1 500 000 for this work. Upon refinement of estimates and design it now appears that the City's share of the cost will be \$1 650 000.

The City Engineer proposes financing as follows:

Basic Capital Budgets	\$ 515 000
Property Endowment Fund - Champlain Heights for Local Improvements	335 000
Property Endowment Fund - General for Local Improvements	72 000
Provincial Revenue Sharing Approved	103 000
Provincial Revenue Sharing Not Yet Approved	625 000
TOTAL	<u>\$1 650 000</u>

Before the City Engineer commits the 1980-81 work that requires the \$625 000 of Provincial Revenue Sharing not yet approved, he will either have to have received Provincial approval or a portion as necessary, or arranged other financing from either his basic Capital Budget or from the 1980 Supplementary Capital Budget.

The Property Endowment Fund shares of the cost are not yet approved but are included in the front end financing for the Champlain Heights development and available in the Property Endowment Fund for the General. The Property Endowment Fund portions will need approval in the 1980 Champlain Heights Capital Budget and as a separate approval from Property Endowment Fund - General for the \$72 000.

Financing arrangements with Burnaby appear to be satisfactory.

NOISE CONTROL - Comments of Champlain Heights Project Manager

The implementation plan for Areas 'E' and 'F' anticipated the widening of Boundary Road and designated a buffer strip within each enclave between the future roadway and the residential units that abut Boundary Road. This buffer strip varies from a minimum width of 69 feet at 49th Avenue to a maximum of approximately 110 feet at S.E. Marine Drive. The buffer strip is mostly on privately owned land and takes the form of a treed building setback. The buffer strip was intended to satisfy the minimum standard for noise abatement as determined by the acoustical consultant's reports prepared in 1974 and 1976. Since that time, two of the enclaves abutting Boundary Road have been developed and it is apparent that the buffer has not remained intact. Some trees have died and others have been removed by the developers during the construction process. This, combined with the recent program to remove the trees from the City property, has made it apparent that some additional noise abatement measures are warranted.

The Project Manager is recommending a program to increase the level of noise abatement through construction of a fence and installation of boulevard landscaping along Boundary Road from 49th Avenue to Rumble Street.

It should be noted that, strictly speaking, the City is not obliged to build a fence to improve upon what has been defined as 'normally acceptable' standards of abatement. In 1976, an acoustic consultant was retained to examine the effectiveness of the treed buffer setback in Enclave 1. At that time, he observed that the buffers were designed at the upper limit of what is defined by 'HUD' as 'normally acceptable'.

It was also pointed out that Boundary Road should be improved or the improvements underway before residents move in. As a minimum, the new residents were to be clearly informed of the proposed road improvements.

In spite of the Project Manager and City staff endeavouring to inform prospective residents of the Boundary Road situation, some misunderstandings appear to have developed, particularly regarding the 'buffer zone'. In the case of Enclave 1, this apparently occurred even though the City registered a restrictive covenant against each property bordering Boundary Road prohibiting cutting of trees in the buffer.

It is recognized that the trees that existed in the buffer and on City-owned property provided more of a psychological benefit than an actual reduction in noise levels. The position advanced by the Project Manager is that the resultant noise level with the treed buffer zone is not as acceptable as originally hoped, and that given the opportunity to reduce the noise level further, particularly to the outdoor yard areas and the ground floors of the units, and given the relatively low cost of a fence in terms of the overall Champlain Heights projects, we should endeavour to achieve as high a standard as is reasonably possible.

The cost of approximately 2800 feet of fence from 49th Avenue to Rumble Street is estimated to be roughly \$60 000. An approximate level of landscaping is estimated to cost an additional \$40 000. Subject to Council approval in principle, a detailed design would be prepared and reported back.

From Rumble Street to S.E. Marine Drive, Boundary Road for the most part is depressed in a 'cut'. A fence may not be necessary in this area, but may be considered desirable by the developers - it would be their responsibility to fund the fence in such a situation.

In summary, the Project Manager submits that the opportunity exists to significantly improve the noise abatement at a reasonable cost by developing a solid fence along Boundary Road from Rumble Street to 49th Avenue.

Comments of the Director of Finance on the Question of Additional Noise Abatement Facilities

The Director of Finance cannot support the Project Manager's suggestion that the City should spend approximately \$100 000 to provide noise abatement in excess of what was considered to be necessary by the planners and the consultants. As Council is aware, the City as developer of the site has more than met its obligations to create a satisfactory residential environment in Champlain Heights. The City has already made a substantial investment in noise abatement facilities by preserving the buffer areas, this all by itself representing a very substantial financial cost. In the opinion of the Director of Finance, we should not be spending additional City funds to provide a level of abatement greater than that which was considered to be necessary and much in excess of what is provided on other busy City streets.

With respect to funding for the \$100 000, it has never been included in the front end development expenses for Champlain Heights and is therefore not available in any budget. The Champlain Heights development is also quite tight on cash flow. If Council does approve the \$100 000, it would have to be added to the front end development budget of Champlain Heights and the funds be provided next year.

Comments of the Director of Planning

The design of Boundary Road is a special challenge both in terms of urban design and community relations. It is not often that the City embarks on a project of this magnitude with its effects on adjacent residents, the movement of traffic, and the long-term image of the City.

This challenge demands greater than ordinary attention to noise protection and landscaping design so that Boundary Road may become a street of which both the City and Burnaby can be proud. It is also very important to keep the community informed of progress as the design proceeds.

In reviewing the present status of the design for Boundary Road, it is apparent that more information should be provided to local residents and the Champlain Heights Planning Advisory Committee about the details of the cross section proposed, and the reasons for the design. Accordingly, it is proposed that a public information meeting be held as soon as possible to explain the reasons for the choice of cross section design selected for Boundary Road and receive comments.

Accepting that the major commitments have been made to the number of lanes and median strip, there are, however, several actions which the City should consider at this time to improve the detailed design process for Boundary Road without harming the timetable needed to complete construction on schedule.

1. Approve in principle the number of lanes and median strip and acoustical fence as suggested by the City Engineer and the Champlain Heights Project Manager.
2. Hire a landscape architect to prepare landscaping designs for Boundary Road from Kingsway to Marine Way. This work should include the design of berms, fences, and landscaping for the entire right-of-way, including the central median and boulevards on both sides of the road, as well as the preparation of cost estimates. In proposing this study, the Director of Planning feels it is important to take a comprehensive approach to the design of Boundary Road, rather than tackling separate design elements, such as the fence, in isolation.
3. Improve efforts to inform local residents of the design and construction program for Boundary Road, and to seek input where this is still feasible, for example, through the proposed landscape consultant study.

CONCLUSIONS

The matter of design of Boundary Road has been before Council on numerous occasions, progressing from broad concepts, through selection of options, to an approved detailed design that has been agreed with Burnaby. There has been substantial public input into this process and the design includes a number of elements requested by the public, as well as a wide noise buffer strip. Work must proceed at this time to take advantage of good weather and Provincial Revenue-Sharing grants, which expire on December 31, 1979.

While the buffer strip appears to be successful in reducing noise to acceptable levels, a fence could be constructed to bring about further improvements, and should be approved in principle for further report.

RECOMMENDATIONS

The City Engineer and Director of Planning recommend that:

1. The Boundary Road project now under construction proceed as per the designs already approved by both Vancouver and Burnaby Councils.
2. The City Engineer, in consultation with the Director of Planning and the Champlain Heights Project Manager, be requested to arrange a public information meeting with local residents to explain the design and construction program for Boundary Road.
3. Further noise abatement measures be in the form recommended by the Champlain Heights Project Manager, (the City Engineer feels that this is warranted only with the existing street design) and that a comprehensive landscaping plan be prepared for Boundary Road from Kingsway to Marine Way, with further report back on source of funds.

- NOTE: a. The City Engineer and Champlain Heights Project Manager recommend that the noise barrier be designed by the architects on retainer for the Champlain Heights Project, and the landscape plan be prepared by the City Engineer, in consultation with the Parks Board, Director of Planning and Champlain Heights Project Manager.
- b. The Director of Planning, in recognition of the special role of Boundary Road, recommends that one qualified landscape architect be retained to prepare a comprehensive and unified design of the fences, berms and landscaping.

The Director of Finance disagrees with Recommendation '3' as indicated in his comments in the report.

- 6 -

The City Manager notes that only the method for preparing a landscaping plan for Boundary Road is at issue in this report. The Director of Planning recommends a landscape consultant prepare a comprehensive plan, while the City Engineer and Champlain Heights Project Manager propose the noise barrier be handled by the Champlain Heights Project Group, and the overall plan be developed by an interdepartmental group including the Parks Board, Engineering, Planning and the Champlain Heights Project Manager. The City Manager believes the interdepartmental proposal will provide a more rapid response to the citizens on the noise barrier and be less expensive.

Accordingly, the City Manager RECOMMENDS approval of recommendations 1 and 2 of the City Engineer and Director of Planning, and recommendation 3a of the City Engineer and Champlain Heights Project Manager.

FOR COUNCIL ACTION SEE PAGE(S) 706, 717-18

MANAGER'S REPORT

DATE August 7, 1979

TO: Vancouver City Council
Tender # 798 -
SUBJECT: Boundary Road Preliminary Excavation and Marine Way Fill
CLASSIFICATION: RECOMMENDATION

The City Engineer reports as follows:

"Tenders for the above were opened on August 3rd and referred to the City Engineer for tabulation and report to the City Manager.

All tenders have been checked and are in order. The bids are unit priced based on quantity estimates supplied by the Engineering Department and the total cost of the contract may vary in accordance with the actual quantities measured during construction.

Nine bids were received ranging from \$139,024 to \$264,806. They are tabulated as follows:

<u>Tenderer</u>	<u>Tender 798</u>	<u>Amount Bid</u>
JOHNNY SABA LTD.		\$139,024
DELTA AGGREGATES LTD.		\$196,792
SOUTHWEST CONTRACTING LTD.		\$223,140
FOWNES CONSTRUCTION CO. LTD.		\$226,524
UNITED CONTRACTORS LTD.		\$227,854
STANDARD GENERAL CONSTRUCTION (B.C.) LTD.		\$233,020
MILLER CONTRACTING LTD.		\$245,974
PETER KIEWIT SONS CO. LTD.		\$264,356
UNGER CONSTRUCTION (1976) LTD.		\$264,806

The low bidder, Johnny Saba Ltd., requested that he be allowed to withdraw because of errors which he made in calculating his bid price. We believe this to be true and that to force this contractor into completion of the contract would in his words "...lead to possible bankruptcy". The Engineering Department's estimate for this work was \$225,000.

City Council approved a resolution on August 20, 1971 which states in part "that the City Council, however, adopt as policy that it will permit the withdrawal of tenders without penalty where the tenderer can show to the Council, upon recommendation of the appropriate Chief Officer, that he has made a genuine, provable and significant error in his tender."

The Second bidder, Delta Aggregates Ltd., are willing to accept the contract award at the bid price of \$196,792 without reservation.

It is important that this contract be awarded without delay as the excavated material is required for the Marine Way project. The timing of the excavation work is extremely critical and will continue through to October 31st, weather permitting. Forty to sixty crossings of Marine Drive will be made per hour working five days per week.

The Province of British Columbia under the Revenue Sharing Program has agreed to pay 50% of the total cost. The balance will be shared equally between Burnaby and Vancouver. Funds for the City's share of this work were included in the 1979 Basic Capital program, the City's share on this basis for this contract approximates \$50,000.

The City Engineer recommends that:

- Contract 798 be awarded to the second bidder, Delta Aggregates Ltd., (after withdrawal by the low bidder) for the amount bid, namely, \$196,792.
- A contract satisfactory to the Director of Legal Services be entered into.
- The bid bonds of the unsuccessful tenderers be returned."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 706,

717-18

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

JULY 26, 1979

A meeting of the Standing Committee of Council on Community Services was held on Thursday, July 26, 1979, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Gerard
Alderman Little
Alderman Marzari

ABSENT: Alderman Bellamy

COMMITTEE CLERK: H. Dickson

Adoption of Minutes

The minutes of the Community Services Committee meeting of Thursday, July 12, 1979, were adopted.

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Family and Juvenile Court

At its meeting on July 12, 1979, the Committee heard concerns from Mr. Patrick Graham of the Family Court Committee about possible delays in the construction of a new unified family court facility at 12th and Cambie.

The Committee resolved that the Attorney-General and the head of British Columbia Buildings Corporation be invited to attend or send representatives to the next meeting of the Committee.

Appearing before the Committee this day were Mr. Brian Palmquist of the Facilities Management Unit, Department of the Attorney-General; Mr. Dave de Bell of Planning and Programming, B.C. Buildings Corporation; and Mr. Patrick Graham of the City's Family Court Committee.

Copies of the following letter dated July 24, 1979 from the Attorney-General were distributed to Committee members:

"I refer to your letter of July 16th. As confirmed on the telephone, Mr. Palmquist of this Ministry's Facilities Management Unit will attend the meeting of the Community Services Committee on July 26th.

Mr. Palmquist will be bearing this message which I confirm:

1. The Ministry of the Attorney-General has no intention of abandoning this project.
2. We consider construction of the Unified Family Court building as one of our higher priorities.
3. We are committed to the 12th and Cambie site as our first preference for the new Court.

Continued

Clause No. 1 Continued

- "4. We are currently discussing with B.C.B.C. the proposed site for the building on the 12th and Cambie property in view of a number of design problems associated with using the southeast portion of the site.
5. The review of site options has created some delays in timing and therefore construction is not likely to start in August as we had originally hoped."

The Provincial representatives reiterated the statements contained in the Attorney-General's letter, adding deliberations are under way on whether the new court building should be situated on the northwest or southeast corner of the Provincial property between 10th and 12th next to Cambie Street.

Mr. De Bell explained approval has been given for a feasibility study only, that Treasury Board approval for the estimated \$4.5-Million for construction is still required. Mr. Palmquist indicated the new building is a high priority and funds should be approved by the Treasury Board.

In response to queries by the Committee, Mr. Palmquist admitted the Province was at fault for not including a City of Vancouver representative on the Court Users Committee and he extended apologies for this oversight. Mr. Palmquist said it is now the Government's policy to include a municipal representative on any Users Committee which is established to build new facilities and he said the Province would appreciate suggestions on how to involve the public in planning the new facility.

The Chairman pointed out the name "Users" Committee is a misnomer as the public is really the user and often is not represented at all in the planning of public buildings.

The Committee reiterated its interest in the new building proceeding as quickly as possible on the 12th and Cambie Street site and thanked the Provincial representatives for their attendance this date.

Following discussion, it was

RECOMMENDED

THAT the letter dated July 24, 1979 from the Attorney-General on the proposed Unified Family Court building and the verbal submissions from Messrs. B. Palmquist and D. de Bell be received.

2. Community Bus for the Hastings-Sunrise Area

The Committee had before it for consideration a Manager's report dated July 3, 1979, in which the Director of Social Planning reported on the need of the Franklin Community School Association for a vehicle to provide transportation for people in the east end of the City to the Franklin Community School.

Continued

Clause No. 2 Continued

The report noted Council had previously approved grants of \$2,980.00 and \$6,960.00 to the School Association to lease a community bus and it has now been determined it would be more economic to purchase a bus outright. The City has received confirmation from Variety Clubs International that that agency will provide a grant of up to \$7,500.00 to purchase a 23 passenger Wayne "Busette" on the condition the City provides the remaining \$7,500.00 required for the purchase. In the report the Director of Social Planning recommended Council approve such a grant.

Appearing before the Committee on this matter were representatives of the Franklin Community School Association and Mr. J. Jessup of the Social Planning Department, who reviewed the report for the Committee.

During discussion the Committee noted that a second recommendation of the Director of Social Planning is that the Director of Legal Services prepare an agreement between the City and Variety Club - Tent 47 which will provide the City with the first option to reassign ownership of the bus to another agency in the event the School Association is dissolved or is no longer willing to operate the vehicle. It was pointed out that in a letter from Variety Clubs International dated June 18, 1979, appended to the City Manager's report, the Variety Club suggested that if the Association is forced to discontinue the service, the City and the Variety Club should reassign the bus to another area in the Hastings-Sunrise district.

The Committee felt the second recommendation of the Director of Social Planning should be amended in accordance with the Variety Club's wishes.

Following discussion, it was

RECOMMENDED

- A. THAT Vancouver City Council approve a one time final grant of up to \$7,500.00 to the Variety Club - Tent 47 for the purpose of purchasing a 23 passenger Wayne Busette for the Franklin Community School Association to serve the Hastings-Sunrise area. The source of funds would be Contingency Reserve.
- B. THAT the Director of Legal Services be instructed to prepare an agreement between the City and Variety Club - Tent 47 which will provide the City and the Variety Club - Tent 47 with the first option to reassign ownership of the bus to another agency serving the Hastings-Sunrise area, in the event that the Franklin Community School Association is dissolved or no longer is willing to operate the vehicle.

3. Compulsory Treatment of Chronic Alcoholics

The Community Services Committee on several occasions during the past two years has considered proposals for a program of compulsory treatment of chronic alcoholics but has deferred consideration for revisions to the Manager's reports which contain these proposals.

Continued

Clause No. 3 Continued

On June 21, 1979, the Committee deferred consideration of a Manager's report on chronic alcoholics, asked Social Planning to re-examine the concerns of the Police Department and the Civil Liberties Association, and requested that the Chairman of the Alcohol and Drug Commission attend the Committee's next discussion on the matter.

Appearing before the Committee this date were Mr. H. F. Hoskin, Chairman of the Alcohol and Drug Commission; Inspector McLeod of the Police Department; Ms. Renate Shearer of the Social Planning Department; representatives of the Civil Liberties Association and representatives of Downtown community workers who had originally requested the City to deal with the hopelessly addicted chronic alcoholics.

A City Manager's report dated July 4, 1979 (copy circulated) containing a proposal for dealing with chronic alcoholics and concluding with recommendations from the Director of Social Planning that Provincial ministries adopt such a program, was before the Committee for consideration.

The report covered legislation required for handling chronic alcoholics, the process for committal of such persons for treatment, an appeal process, and comments on reviewing and evaluating each case.

In response to questions by the Committee, Mr. Hoskin pointed out he was in attendance at the meeting as an observer for the Ministry of Health but that he has many concerns over the proposal contained in the Manager's report.

Mr. Hoskin read from a prepared statement detailing some of his concerns. These include

- The mandate of the Commission is to provide treatment and rehabilitation;
- Long term care or a maintenance program may be either the responsibility of Human Resources, the Ministry of Health's Long Term Care Program or some other ministry;
- The proposal appears to be designed to remove the chronic alcoholic from the community for periods of 90 days, while the opinion of workers in this field is that most of the individuals in the "chronic" category are beyond rehabilitation;
- The proposed new legislation appears to contradict a move from a Justice to a Health system and the Commission feels the conditions in Section 64(a) of the Summary Convictions Act should be used for holding such persons for the first 72 hours;
- The Commission feels it inappropriate to present an intoxicated person before a Judge during the first 24 hour period in a detoxification centre because of possible medical complications;
- The Commission would not, without direction, accept responsibility as proposed in the Manager's report for judicial appearances and would oppose this procedure as being cumbersome;
- The Commission will not accept responsibility for or hold individuals who pose a threat to themselves or others or who face possible charges in a detoxification centre;
- Any such program would have to be Province-wide rather than local or regional.

Continued

Clause No. 3 Continued

In conclusion, Mr. Hoskin predicted the proposal could cause numerous problems and added the Commission itself will be writing to the Minister of Health inquiring whether the Commission is to accept the additional responsibility for holding chronic alcoholics.

During discussion the Committee noted the intent of the City Manager's report is to forward the proposal to appropriate Provincial ministries. The Committee could re-examine the proposal in the light of any responses received from the Province. The Committee felt the proposal should be sent to the Minister of Health with copies to other ministries.

Following discussion, it was

RECOMMENDED

THAT Council make the following requests of the Ministry of Health with copies to the Attorney-General and Minister of Human Resources:

- a) That new legislation be prepared to replace Section 64(a) of the Summary Convictions Act;
- b) That such new legislation retain the provision of Section 64(a) which gives authority to the Police to remove intoxicated persons from the street;
- c) That the new legislation include points (1) through (13) as contained in the City Manager's report dated July 4, 1979;
- d) That the draft of the new legislation be discussed with the Vancouver Police, the Downtown community workers and the Alcohol and Drug Commission before the legislation is finalized.

4. Licence By-law Amendments - Cabarets

Council, on March 15, 1979, approved the following recommendations from Alderman Rankin:

"THAT the Director of Legal Services be requested to prepare a by-law to amend the City's Licensing By-law as follows:

- a) That clubs clearly display their entrance requirements pertaining to a dress code; and
that the following identification requirements be posted:
 - i) where age of a person seeking admission to a cabaret is an issue, Section 23 of the Liquor Act Regulations shall apply;
 - ii) that for any other concern, one piece of picture identification or two pieces of non-picture identification shall be required to be produced.
- b) That bouncers and managers of cabarets wear identifying nameplates to be visible at all times, containing their first name and a number, and that the management of the club be required to maintain a list available to City officials providing the full identification of the persons wearing each nameplate.

Continued

Clause No.4 Continued

- "c) That persons who are refused admittance to a cabaret be given the reason for such refusal by the management of the cabaret.
- d) That the following paragraph from the City racial discrimination by-law be clearly displayed at the entrance to all cabarets:

'No person holding or required to hold a license for the carrying on of any trade, business or occupation under the provisions of any by-law of the City of Vancouver shall refuse to sell goods or furnish any service or supply any accommodation, to a person by reason only of such person's race, creed or colour.' "

The Committee had for consideration the following memo dated July 9, 1979 from the Assistant Director of Legal Services on the concerns received by him from the Human Rights Branch over the City's proposed Licence By-law amendments:

"Attached is a draft of the proposed amendment to the Licence By-law dealing with the admission requirements in respect to cabarets.

Initially this proposed amendment incorporated all the items approved by Council on March 13. You will recall, however, that on May 2 you instructed us to discuss the amendments with the Director of the Human Rights Branch. Further to that instruction I had a meeting with a representative of the Branch and there were two proposals which they disagreed with. Their concerns are set out in the attached letter dated June 25.

With regard to their concerns respecting subsection 10 I discussed this matter further with the Licence Inspector who determined after discussions with the Police and cabaret operators that in fact the Police do not provide lists of undesirables nor do the cabarets keep such lists. Accordingly, we agree with the Human Rights Branch's suggestion and it seems logical that the only circumstances requiring the production of identification should be when age is in issue.

The Branch is most insistent that subsection 9 should be broadened to permit various other forms of I.D. I have not made this change because the Liquor Control and Licensing Act makes it an offence to serve liquor to a minor. The only defence to such a charge would appear to be as set out in the Regulations to the Act, which provide that it is a defence to the aforesaid charge if the operator has satisfied himself that a patron is of the age of majority by having him produce either a passport, a B.C. Identification Card, or a driver's licence. The Human Rights Branch feel that other forms of identification, particularly U.S. military cards, etc., are clearly satisfactory. While this may be so, the fact is that they are not satisfactory to establish a defence under the Act and the "fault", if I may call it that, lies not in our By-law but in the Regulations under the Liquor Act.

In summary, it is my position that it would be not only unfair but possibly ultra vires if our By-law were to force cabaret owners to accept certain types of identification which if the patron turned out to be a minor would not afford them with a defence under the Act.

I presume your Committee will wish to deal with this matter and give me further instructions before this by-law is put to Council. "

Continued

Clause No. 4 Continued

Mr. John Mulberry, the Assistant Director of Legal Services, along with representatives of Human Rights Branch, Black Solidarity Association, and the Director of Permits & Licenses, appeared before the Committee on this matter.

During discussion the Committee noted the concern of the Human Rights Branch is that the identification requirements under the Provincial Liquor Act are too narrow if these requirements are to be met as proof of age of a person seeking admission to a cabaret as proposed in the City's by-law amendment.

Spokesmen from the Human Rights Branch advised the Committee that military identification cards are more difficult to acquire than a driver's license yet unacceptable under the proposed City by-law amendment. Similarly, a citizenship card is not listed as an acceptable piece of identification under the Liquor Act and therefore would not be acceptable under the City's proposed by-law.

The Committee felt that either the Human Rights Branch or the City itself could ask the Attorney-General to expand the list of acceptable pieces of identification under the Liquor Act to include picture identification such as a military card or citizenship card, and that the by-law amendment being proposed by the City's Legal Services Department should be approved as presently worded and later expanded to include a wider selection of identification if the Liquor Act is so amended.

Following discussion, it was

RECOMMENDED

- A. THAT Council request the Attorney-General to expand the type of identification listed under the Government Liquor Act to include picture identification such as a military or citizenship card.
- B. THAT Council approve the by-law to amend By-law No. 4450, being the Licence By-law.

(The amending by-law is before Council later this date, for approval if the Committee's recommendation "B" is approved.)

5. Fire Upgrading Program

On July 12, 1979, the Committee recommended that the Fire Chief report through the City Manager to the next meeting of the Community Services Committee with a proposal for a fire safety upgrading program for City multiple dwelling buildings of less than three storeys.

The Committee had before it for consideration a Manager's report dated July 26, 1979, accompanying a report from the Fire Chief dated July 20, 1979 (copy circulated).

In his report, the Fire Chief proposed that certain amendments be made to the Fire By-law to provide a higher level of safety for the estimated 4,000 multiple dwelling buildings of less than three storeys or 20 units.

Continued

Clause No. 5 Continued

The principal elements of the Fire Chief's proposed amendments would require these buildings to provide:

- a secondary means of egress
- an adequate smoke alarm
- installation of 20-minute fire doors with self-closing devices and latch sets
- amend Sections 36 and 43(b) to limit the right of appeal to buildings over two storeys in height with more than 20 rooms.

In his report, the City Manager noted some 4,000 buildings would be covered by the proposed standards and representation from many of these affected property owners can be expected. The Manager therefore recommended the Fire Chief's report be made available to the public and the Committee consider it in late August or early September after the public has had an opportunity to review it.

Appearing before the Committee on this matter were the Fire Chief and a spokesman from the Downtown Eastside Residents' Association.

During discussion the Committee felt the measures proposed by the Fire Chief are minimal, and in response to a question, the Fire Chief estimated the maximum cost per suite would be approximately \$500.00 if a second means of egress were required to be installed or \$150.00 per suite if a secondary egress is not required. The Fire Chief added the installation of a second means of egress could be excused if other measures are taken by the owner.

The D.E.R.A. spokesman said that while the recommendations are good, they are minimal requirements and therefore there should be no reason to delay passage of a by-law amendment.

The Committee was told the City could advertise in order to make the public aware of the proposed fire regulations, and a representative of the Legal Services Department, in response to the Chairman, indicated a by-law could be brought before Council in early September if Council, on August 14, 1979, approves the measures proposed by the Fire Chief.

The Committee felt there should be some direct notice to the owners of the estimated 4,000 affected buildings, and the Fire Chief replied that inspections are carried out on these buildings approximately every four months and notices could be delivered at inspection time.

Following further discussion, it was

RECOMMENDED

- A. THAT the Director of Legal Services be instructed to amend the Fire By-law in accordance with the terms outlined by the Fire Chief in his report dated July 20, 1979.

Continued

Clause No. 5 Continued

- B. THAT the amendment to the Fire By-law be before Council on Tuesday, August 14, 1979.
- C. THAT the City advertise its intention to consider at its August 14, 1979 meeting new fire safety regulations for buildings over one storey in height which were not covered by Phase III of the City Fire By-law.

(The by-law is before Council later this date.)

6. Liquor Permit for Carlton Hotel

Mr. Ken Armstrong of the Permits & Licenses Department advised the Committee the Liquor Control & Licensing Branch is considering not reissuing a liquor license to the Carlton Hotel, corner of Cambie and Cordova Streets, because the Liquor Branch feels the number of licensed premises in the area is excessive.

Mr. Armstrong reported the Liquor Branch has asked the City's views on its proposal not to issue a license.

During consideration the Committee felt it could concur with the position taken by the Liquor Branch, and following discussion it was

RECOMMENDED

THAT Council concur with the course of action proposed by the Liquor Control & Licensing Branch with respect to the reissuance of a liquor license for the Carlton Hotel, 314 Cambie Street.

The meeting adjourned at approximately 3:10 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 707-8

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

JULY 26, 1979

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, July 26, 1979 at approximately 1:30 p.m.

PRESENT : Alderman Harcourt, Chairman
: Alderman Ford
: Alderman Kennedy

ABSENT : Alderman Boyce
Alderman Puil

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATIONS

1. Shaughnessy Planning Study

The Committee considered a report of the City Manager dated July 19, 1979 (on file in the City Clerk's Office) in which the Director of Planning advises that as part of the 1979 Planning Department work program and budget, Council approved the commitment of 50% of one planner's time to deal with the preparation of a Shaughnessy planning study, specifically, the RS-4 zoned area referred to as First Shaughnessy.

On May 3, 1979, Planning staff attended the Annual General Meeting of the Shaughnessy Heights Property Owners Association and outlined a proposed work program and suggested timing to complete the work. Also mentioned was the concept of forming a working committee of Shaughnessy citizens to enable a representative cross-section of Shaughnessy citizens to be involved in the study, as well as drawing upon the expertise of Shaughnessy citizens.

On May 16, 1979 a circular was distributed to all First Shaughnessy residents to ensure that all persons, including those who do not belong to the Shaughnessy Heights Property Owners Association were informed of the planning activities taking place in their community.

On July 5, 1979 a meeting was held to finalize the formation of the working committee. The proposed work program was outlined in addition to proposed terms of reference and concept of a working committee.

Mr. M. Pedneault, Shaughnessy Area Planner, advised that the proposed Terms of Reference had been circulated and no opposition was registered.

After discussion, the Committee,

RECOMMENDED

A. THAT the composition of the First Shaughnessy Planning Study Citizens Working Committee be endorsed as follows:

- 7 members of the Shaughnessy Heights Property Owners Association
- 2 owners of legal non-conforming uses (i.e. rooming houses) within the Shaughnessy RS-4 district schedule boundaries.

cont'd....

Clause No. 1 cont'd:

- 2 tenants from the Shaughnessy RS-4 district schedule boundaries
 - 1 member appointed by the Heritage Advisory Committee
- B. THAT the Terms of Reference as contained in Appendix III (attached) of the report of the City Manager dated July 19, 1979 be approved.

2. Residential Rehabilitation Assistance Program (RRAP)
Status Report - July, 1979

The Committee considered a report of the City Manager dated July 19, 1979 (on file in the City Clerk's Office). In the report the Director of Planning:

- (a) provides a status report for the information of Council on the activities of the City's RRAP administration, including information on recent program developments;
- (b) recommends appropriate action to Council pertaining to
 - provision of RRAP assistance to residential property owners located outside existing designated areas
 - the provision of RRAP assistance to owners of "Rooming House" type accommodation

Mr. G. Mervyn, RRAP Administrator, outlined the program background for the Committee noting that since 1974, eight areas have been designated under NIP in Vancouver, including Kitsilano, Cedar Cottage, Downtown Eastside, Mount Pleasant, Grandview-Woodland, Riley Park and, most recently, Kensington and Kiwassa. Although NIP legislation terminated in March, 1978, the Federal Government advised that RRAP will carry on for an unspecified period of time. RRAP is available to residential property owners within NIP designated areas and areas receiving special area designation. Under RRAP, a property owner can receive up to \$10,000 per housing unit in loan funding (a part of which may be considered a non-repayable grant) to undertake repairs and/or improvements required to meet the City's Standards of Maintenance By-law and as determined eligible by the CMHC Standards for the Rehabilitation of Residential Buildings. Program financing is provided by the Federal Government through CMHC.

As a condition of approval of the 1976 and 1977 NIP programs, the Federal Government required that Municipalities assume the administration of RRAP within the 1976/1977 NIP areas as agent to CMHC and offered Municipalities the option of assuming administration of the 1974 and 1975 NIP areas as well. On April 1, 1978 the City Planning Department assumed responsibility for the administration of RRAP in all NIP designated areas of the City. In May, 1978 the Federal Government introduced a provision which permitted the City to designate special "Rehabilitation Areas" to receive RRAP assistance without NIP designation. As a condition, the Federal Government required that the City administer the Program in such areas. In response, the City, on November 2, 1978 submitted requests for special RRAP designation for extended NIP areas and a separate rehabilitation area of Hastings-Sunrise.

On March 12, 1979, the Canadian Parliament passed Bill C-29, which amended various sections of the National Housing Act including changes to RRAP which:

cont'd....

Clause No. 2 cont'd:

- (i) removed previous restrictions of neighbourhoods (NIP) and areas approved by Governor in Council (Special Designated Areas) in respect of which loans may be made;
- (ii) substituted an amount prescribed by Governor in Council for the \$500 limit previously applicable for the forgiveness available for each bed unit of the Hostel or Dormitory type (Housekeeping or Sleeping rooms);
- (iii) authorized loans under RRAP to be made by approved private lenders rather than and in addition to CMHC. These loans are NHA insured.

Although the Bill has now been proclaimed, not all changes noted above have been fully implemented by CMHC.

Mr. Mervyn also advised:

- In April, 1979 CMHC advised that a budget of \$1.2 million dollars had been allocated to the City for the purpose of administering homeowner applications from existing NIP areas. An unspecified amount was allocated for landlord applications from the same areas but this will not be sufficient to meet all current demand for landlord funding during 1979.
- In May, 1979 CMHC advised that the City's requests for Special Area Designation to extend existing NIP boundaries (for the purpose of RRAP only) and to designate Hastings-Sunrise as a Rehabilitation Area had been approved. An additional budget of \$420,000 has been allocated for homeowner applications processed from these newly designated areas.
- As provided by the Amendments to the National Housing Act, CMHC has now introduced revised guidelines for assistance provided under the Rooming House provisions of the program.
- CMHC has now introduced the new Rental RRAP provision, resulting in the City once again accepting and processing landlord applications. The revised provisions require that all repayable RRAP funding for landlord applications be provided from the private lending sector (i.e. Banks, Trust Companies and Credit Unions). The recent amendments to the National Housing Act will provide for NHA insurance for such loans. CMHC will continue to provide the non-repayable (grant) funding directly.
- CMHC is currently in the process of reviewing many of the existing RRAP policies and guidelines, including: loans limits, homeowner income guidelines and municipal agency fees.
- City RRAP staff have continued efforts in requesting that CMHC increase the agency fees paid to Municipal agents. The Canadian Association of Housing and Renewal Officials (CAHRO) has prepared a submission to CMHC on this matter. A meeting of GVRD Municipal RRAP staff is planned in the near future to develop a proposal for fee adjustment.

With respect to the administrative structure, Mr. Mervyn advised that as approved by City Council on April 3, 1979, the Planning Department established a Central RRAP Administration Office at 1324 Kingsway in May, 1979 to serve the NIP areas of Riley Park,

Clause No. 2 cont'd:

Kensington, Cedar Cottage and Mount Pleasant, as well as providing administrative support for the RRAP staff located in Kitsilano and Grandview-Woodlands. Previously each NIP area had been serviced by RRAP staff located at the individual NIP Planning offices, with administrative support provided from City Hall.

The Planning Department has retained 13 staff positions for the administration of RRAP, 10 of which are currently filled. With the approval of the Hastings-Sunrise Special Designation Area, it is proposed to hire one additional adviser. The two remaining positions will not be filled at this time.

In a report considered by Council on April 3, 1979, the Director of Planning advised that the City's RRAP Administration was no longer able to completely cover costs through the payment of agency fees from CMHC. Council approved an expenditure budget which assumed a maximum net cost to the City in 1979 of \$63,545 (not including salary adjustments).

With respect to special area designation in the downtown core area, Mr. Mervyn advised that in October 1978, City Council established a Staff Downtown Housing Implementation Committee (DHIC) which, among other tasks, was assigned to "propose an implementable housing policy and program for residential hotels and rooming houses in the downtown core". City Council on April 10, 1979 authorized the committee to undertake a program of upgrading residential hotels and rooming houses in the Downtown core, beginning in Area I which contains 196 residential hotels and rooming houses which provide permanent living accommodation for about 5,000 low income people. Although the Downtown Eastside NIP area is contained within the boundaries of Area I, only 14 residential hotels and rooming houses are actually located within the NIP boundaries and therefore eligible for RRAP funding. Under current RRAP guidelines, the remaining 182 buildings in Area I cannot apply for RRAP funding.

Although no provisions have been made to permit Municipalities to request Special Area Designation for RRAP in 1979, officials of the local branch office of CMHC have advised that the City should make a special request for area designation for the Downtown Core Area I. A request for special designation must be endorsed by City Council.

Recent amendments to the National Housing Act removed the area designation restriction from RRAP, in effect, making the program available universally. Budget and staffing restrictions do not permit full universality at this time.

CMHC has verbally advised City staff of a proposal to permit participating municipalities the provision to allocate a portion (likely 10%) of their RRAP budgets to assist potential RRAP applicants located outside designated areas. This proposal has been referred to as the "Hardship Provision" as it is intended to assist only those on low income outside designated areas. City RRAP staff, have compiled a list of over 175 potential applicants who have contacted the program for assistance but are not eligible due to the area designation restriction.

In view of current program restrictions, it is unlikely that the City will be able to commit its homeowner budget within the designated areas during the current year. As such it is anticipated that funds will be available to assist hardship cases located outside designated areas.

Clause No. 2 cont'd:

In the event that a request for Special Area Designation for the Downtown Core Area I is not approved by CMHC, Council may wish to utilize the 'Hardship Provision' to assist Rooming Houses which are in need of upgrading in that area.

With respect to the administration/agency agreement, Mr. Mervyn advised that in September, 1978 CMHC requested that the City concur with a number of proposed changes to the RRAP Agency Agreement including a requirement that the City accept responsibility for all provisions of the RRAP program, including the processing of applications received for privately owned hostels and rooming houses and non-profit corporations. City Council declined accepting additional responsibilities for RRAP administration until such time as relevant information was provided by CMHC regarding the new provisions for privately owned hostels and rooming houses.

CMHC has now introduced the revised guidelines to the Rooming House provisions of the program but has advised that they will be unable to administer the new provisions themselves. If the City is to take advantage of RRAP for rooming house accommodation, the City must accept the responsibility for its administration.

RRAP Administration for the rooming house provisions will be much more complex than that currently undertaken by the City RRAP staff as specialized inspection services will be required. A team inspection approach will be adopted involving inspection staff of the Department of Permits and Licenses. Liaison between the applicant, CMHC, City Inspection staff and the contractor will be provided by the City's RRAP Administration.

Staff time involved will be recorded in order to determine staffing needs for a larger scale program. It is proposed that the need for staff and budget, as well as an assessment of the agency fees proposed by CMHC, will be reported to Council as part of the RRAP year end status report.

After discussion, the Committee,

RECOMMENDED

- A. THAT Council instruct the Director of Planning to make application to the Central Mortgage and Housing Corporation for the approval of a request for Special Area Designation for the Downtown Core Area I, as defined in the first quarterly report of the Downtown Housing Implementation Committee.
- B. THAT Council instruct the Director of Planning to make application to the Central Mortgage and Housing Corporation for approval to utilize a portion of the City's RRAP budget to assist low income property owners and tenants located outside existing NIP/Special Designated areas.
- C. THAT City Council accept the additional responsibility to administer all provisions of the RRAP program, including the processing of applications received from privately owned hostels and rooming houses and non-profit corporations and that the RRAP Agency Agreement be amended accordingly, subject to the satisfaction of the Director of Legal Services.
- D. THAT Council instruct the Director of Planning and the Director of Permits and Licenses to report back on the staff and budget requirements to administer the Rooming House provisions of RRAP in Downtown Core Area I by the end of December, 1979.

3. Interim Parking - North Side of 10th Avenue between
Cambie and Yukon Streets

City Council on July 24, 1979, referred the City Manager's report dated July 19, 1979 (on file in the City Clerk's Office) to the Committee for its consideration.

In the report the Director of Civic Buildings advises that the City Manager directed that a report be prepared which would advise Council of the situation with respect to employee on-street parking which has been the source of complaints to the Mayor's Office and on the Vancouver Municipal and Regional Employees' Union's request for additional civic staff parking.

The City leases 181 parking spaces in the Cambie Street parking lot from the Provincial Government to fulfill the Development Permit requirement for the City Hall complex. The "10th Avenue property" bounded by Cambie, 10th, Yukon and the lane, was acquired for Future Civic Purposes, one of which was the possible need to relocate the parking provided in the Cambie lot should that property be developed by the Provincial Government. Based on our current space study staff believe a building development on the site will not be possible or necessary for approximately 5 years.

If conversion of the executive parking garage for office use proves viable it would require the replacement of the 16 parking spaces in the garage and also require an additional 10 spaces generated by the additional office floor area.

To provide this potential additional parking need and to relieve the general parking problems, the recommendation of this report is to develop the "10th Avenue property" as a temporary parking lot for City employees to allow the public better access to City Hall and relieve the parking problem in front of the residential properties in the surrounding areas. The development of the site for parking should be viewed not as a benefit for City staff but rather for the taxpayer in general.

Mr. A. Langley, Director of Civic Buildings, advised that the 10th Avenue site presently contains one single-family dwelling, three lodging houses and an assembly hall. The housing is in poor condition and the cost to renovate to acceptable standards would be \$80,000. The Assembly Hall has structural defects and as well would not easily be used for other uses such as offices. Exterior and interior repairs are estimated to be \$75,000 - \$100,000.

Because of the additional costs to bring the buildings to an acceptable standard it is recommended that the buildings be demolished. The housing tenants would have to be given four months notice to vacate. The assembly hall is on a month-to-month lease.

The report outlines specific concerns of the Director of Planning:

- (a) The parking could be regarded as an employee benefit which could set a precedent for the provision of employees parking elsewhere.
- (b) Provision of additional parking is counter to the City's goal of encouraging greater use of transit.
- (c) The existing buildings on the site have some value as affordable rental housing, and, in the case of the Open Bible Chapel, potential as an employee recreational Centre. These opportunities merit closer consideration in reaching a decision.

Clause No. 3 cont'd:

- (d) In 1978 Council approved the concept of developing a special institutional precinct around the City Hall and VGH area. The Precinct Primer study recommended that the amount of land devoted to surface parking in the area be reduced, and that existing parking areas be consolidated in parking structures.

Mr. J. Winsor, Senior Area Planner, indicated that the Department would not be opposed to this site being utilized for surface parking as an interim use. However, a number of step by step decisions are being made in this area without having an idea of what will be developed for the rest of the area towards Broadway and the area to the west. More study is needed towards a final plan for the area.

Mr. K. Dobell, Acting City Manager, advised that the City owns the property and in view of the additional costs necessary to upgrade the housing, and hall, it would be sensible to demolish the buildings and improve the appearance of the area with landscaped temporary surface parking as an interim use. He suggested that it would be more helpful to the Committee if further details were provided with respect to the economics of retaining and upgrading the housing and more work was done in developing various parking alternatives, etc. The Committee agreed and,

RECOMMENDED

THAT this matter be deferred for a Report Reference from Civic officials at the Council meeting of August 28, 1979.

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The meeting adjourned at approximately 2:35 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 708-9